

The Park at Quail Creek

COMMUNITY NEWSLETTER :: JULY 2011

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MARK YOUR CALENDAR

- **Wed. July 20th:** Monthly Board Meeting at 5pm in the Rec Center (a break from the norm in scheduling – its being held the same day as the annual meeting)
- **Wed. July 20th:** Annual Homeowners Meeting at 8pm in the Rec Center
- **Sat. July 30th:** Quarterly Carpenter Ant Treatment

Recurring Monthly and Weekly Events:

- **Monthly Board of Directors Meeting:** 3rd Tuesday of each month at 5pm (please excuse the typo from the previous newsletter stating that it was the 3rd Thursday – has always been the 3rd Tuesday).
- **Monthly Assessments Due:** the 17th of each month. If received after the 17th late and collection fees will be applied.
- **Weekly:** Trash Collection is done every Friday by TDS. Trash cans may only go out the night before after dark and must be put back in the garage or enclosed patio area the same day of collection.
- **Weekly:** Proscapè's weekly crew now visits the property on Thursdays instead of Fridays.
- **Weekly:** Hines Pool & Spa services the pool Monday, Wednesday and Friday.

IMPORTANT REMINDERS

Annual Homeowners Meeting:

Quick reminder: The meeting is Wed. July 20th at 8:00 PM. Registration will begin at 7:45 PM. There are nine board members who make up the board of directors per the Bylaws. Each year three terms expire. This year Hank Wallace's term expires as well as Jo Ellyn O'Donnell's and Mary Benson's; all three have expressed interest in running again and so they are up for re-election. Hank Wallace is the current board president and has served on the board in one capacity or another for several years. Jo Ellyn O'Donnell filled a vacant position last fall and so did Mary Benson this spring. Both Jo Ellyn and Mary served on the board many years ago and are happy to do so once more. Nominations from the floor are always welcome.

**Please note that handouts will not be available at the meeting (except for the annual audit) to save on production costs and waste of materials since they were already mailed to all homeowners.*

Quarterly Carpenter Ant Treatment is scheduled for Saturday, July 30th by Andy Howard's Pest Control (512-835-9393). Please make sure that your patio area is accessible on this day and free of pets.

NACA Newsletters: Don't forget you can pick up one up by the front door to the Recreation Center after the first Friday of each month.

Certificates of Insurance:

These can be found on the Park's website at http://www.pqchoa.com/other/InsCert_2011-2012.pdf if needed.

WELCOME NEW RESIDENTS

We invite you to log onto the Park's website to familiarize yourself with the community at www.pqchoa.com.

This is a Homeowners Association (HOA) and with this comes specific rules. Here you will find the association's governing documents, ACC Request Forms, Newsletters, Insurance Certificates, etc. One of the best ways to ease into community living is to review the Association's Policies & Procedures. If you do not have access to the internet, please contact the on-site office for assistance.

NEWS

Homeowner Link E-Lite

Soon you will receive a form in the mail requesting that you complete it and return it with your preferred method of contact such as phone, text or email to receive correspondence from management or the Board of Directors. This will be how you are contacted in the future for any immediate issues such as alerts or reminders, etc. It will be the residents' responsibility to keep us updated with your contact information.

Associa® Advantage

Associa, the parent company of Alliance has a program available for homeowners in the associations we manage. Associa Advantage offers discounts to stores and for services you may already use or may be considering using. If you will go online to www.associaadvantage.com and then click on the tab on the top that says up "Start Saving" and there you can register to save on house hold goods and services.

Pool Closure for Progress

In late July or early August the pool will be closed for 2 to 3 days while Hines Pool & Spa installs an automatic fill line. This line will allow the pool to fill automatically when it's low. This is important because should the water level ever go to low it could burn up the motor and pump. On a side note, before the opening of the next year's pool season any bad tiles will be replaced.

Tennis Court Lights

The light poles at the tennis courts were 40 years old and on 5/31 one of the poles collapsed and fell on the tennis court fence. This occurred because it was rusted from the inside out. The other three posts were then tested for their stability and they too were in the same condition so those were removed to prevent potential damage to persons or property. We are in the process of obtaining information for the best equipment at the best price.

Planting

We have many more areas to plant in this coming fall and next spring. Don't be discouraged, the whole property has been walked and there are lots of plans for updating bare areas, old and sparse plants, etc. Only so much can be done at once because funds, weather, water, and the time it takes for the on-site groundskeeper to care for them once installed in addition to his regular daily duties. Where appropriate, we are planting with drought tolerate plants that do not require much water but that can also withstand the heat as well as some of our cold snaps in the winter. It is always our intention to improve the community within our means.

HELP NEEDED! - Transients on the East side of the fence

We have been trying to seek help first from APD to no avail in order to have the transients who have built camps on the east side of the property removed because of the fights they often have with one another, the constant trespassing onto the Park and in consequence the destruction to the fencing, as well as the trash they accumulate not to mention the fecal matter all going into the water shed and blocking the ditches which when it rains could cause the area to flood. Most importantly the risk of a fire hazard their presence poses because they use fire to cook with, smoke cigarettes and so on. With the dry conditions it's a recipe for disaster. In April there was large neighborhood fire in Oakhill due to a homeless person cooking in the woods. This is not meant to be unkind to those who are less fortunate; it is simply a health and safety matter. We are seeing some interest from APD & AFD because of a bulk email sent to the entire City Council requesting their assistance however if you could take a few minutes to also compose an email to the City Council it will help the cause. The email address that is to the entire Austin City Council is: <http://www.ci.austin.tx.us/council/groupemail.htm>

PETS

If you are not keeping your dog(s) on leash when in the common area (that's any area outside of your unit) or picking up after them, we need your help in complying with this rule. If you have a guest who brings their dogs over make them aware of this rule because they apply to your guests and visitors too and that makes you responsible for their actions! For the full pet policy go to: <http://www.pqchoa.com/policies/Policy16.pdf>

➡ The problem of pets being allowed to roam off-leash by residents and/or guests is as out of hand as it ever has been despite multiple pleadings, newsletters and mailings. Even if it's just simply opening the front door and letting them run out, it's NOT okay and it also means you are not cleaning up after your pet. We will be reviewing the pet policy to see what, if anything, can be done to curb this. It is not an arbitrary rule; it is however for the protection of all guests, pets and residents. You may think your pet is calm and friendly but they are animals and when they meet another person or animal they may not be so calm and friendly or vice versa not to mention running out into the streets on property or onto Rutland.

➡ In addition to the above, picking up after pets is not being adhered to per the pet policies. We need your help with this. There is no nice way to say this... it is what it is and it appears to be a selfish act to not even think about picking after your pet's defecation and shows an utter lack of regard for your neighbors as well as the weekly lawn crew who have to walk through and get it on their shoes and lawn equipment.

➡ Your pet(s) are YOUR responsibility to take care of and that includes their waste; not the Park's and not your neighbors. If you're a repeat offender you know who you are. We implore you

to do the right thing by all and not by what is simply convenient for you. If you are one of the few doing the right things we thank you and applaud you!

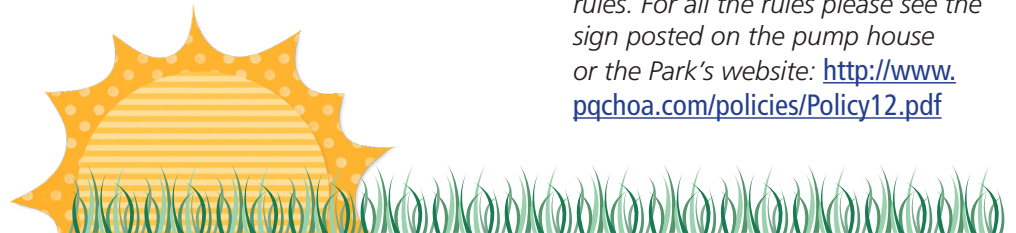
➡ We encourage anyone who sees someone in violation of any of the above to contact the office with a description of the pet(s), the address & owner's name (if you know either) in addition to the date and time. Please report it to hollys@allianceonline.net or by calling 836-1383.



EXTERIOR MODIFICATIONS

➡ Please remember that before you put out decorative pots (i.e. no plants—simply decorative) and other types of decorative pieces such as faux animals, baths, feeders, etc., you are required to obtain ACC approval first or you run the risk of being told to have it removed and possibly being fined. The following link references this policy: <http://www.pqchoa.com/policies/Policy21.pdf>

➡ Please remember that no satellite dish may be mounted to any roof; siding and eaves only are permitted. If yours is mounted to the roof you need to move it please! The following link references this policy: <http://www.pqchoa.com/policies/Policy22.pdf>



The Park at Quail Creek

9602 Park Village Drive | Austin, Texas 78758

Phone: 512.836.1383 | Fax: 512.836.1550 | Email: hollys@allianceonline.net

For after hours common area maintenance emergencies, please call 328-6100. If the office is closed during regular hours, Customer Service is available to assist you at 512-347-2888. On-site office hours are: Tues-Fri 10am to 2pm.

We're on the web! Visit us at www.pqchoa.com

A FEW QUICK SWIMMING POOL REMINDERS!

➡ The Pool is restricted for use by Park residents and their guest(s) - Max. guests per HOME is 4 (not per each person living in the home but per home e.g. one house can have up to 4 guests only).

➡ No key – no entry. NO TRESPASSING. Do not let anyone if asked to do so (i.e. "Oh, I forgot my key" ... and please do not loan your pool key out.) No food or glass containers are permitted in the pool or pool area.

➡ No cutoffs, shorts or street clothes are allowed in the pool.

➡ No bicycles, skateboards, roller blades/skates, etc. are allowed in the pool area.

➡ No pets are allowed in the pool or pool area at any time.

- Violators will be asked to leave the pool area.
- Be sure to close the gate completely – this could save a life!
- There is an emergency 911 call box on the Rec center Wall.

This is an abbreviated list of the pool rules. For all the rules please see the sign posted on the pump house or the Park's website: <http://www.pqchoa.com/policies/Policy12.pdf>

TOWING

Elite Towing patrols the Park. If your vehicle is towed you can reach Elite by calling 835-5444. Vehicles may be towed by the HOA if:

➔ The vehicle has expired inspection/registration stickers or are inoperable or abandoned (notice is given for these issues). If towed, the cost for recovery is at the vehicle owner's expense.

➔ If parked in a fire lane/zone, the vehicle may be towed immediately without any warning at the vehicle owner's expense.

➔ Also, if you are parked in your neighbors assigned space or blocking their space or garage, your neighbor can have your vehicle towed without notice and at the vehicle owner's expense.

TRASH COLLECTION

Trash is collected every FRIDAY. TDS usually comes very early so trash may be placed in the common area (by the garage door) for collection at dusk the night before and must be removed from the common area the same day as collected.

➔ Please make sure you have secured your trash so that a strong wind or animals will not open and create a mess.

➔ If for some reason TDS skips collecting your trash please contact them immediately at 421-1360 and also leave a message with the on-site office (# is below) so that we will also be aware of the situation.

➔ If you need to have large items hauled off please contact TDS directly as well to arrange this with them (this is at the resident's cost).

➔ Recycling is available by the Recreation Center; cardboard is not a recycling option here and may be taken to Lanier High School (look for the yellow dumpster).



PET SIZE RESTRICTIONS

In order to keep any dog which will exceed 40 pounds, or in order to keep two or more dogs on the premises, an owner or resident must first receive permission in writing from the Board of Directors. If you are not in compliance with this policy, please email Holly for a petition for a waiver. *Dogs living here prior to 2004 are grandfathered.

Making Life Meaningful

Often we go through life on autopilot—taking the same way to work, sticking to the same routine; and not fully noticing things around us. It is everyone's goal to find purpose and meaning in life. Here are some simple steps you can take to help make your life more meaningful.

Be Grateful

Look at your life and take stock of all the good things. Try to take time each day to be thankful for all you have, from basic food and shelter to the love of friends and family. We sometimes forget in our daily struggles to be grateful for our bounty in life.

Vary Your Routine

If you find yourself doing the same things everyday, try to vary your daily life. You will open your eyes to a new perspective and will avoid the monotony of repetition. This can be as simple as taking a new way to work, varying your lunch routine, or reading instead of watching TV. As you make these changes, really pay attention to the world around you, and you may be surprised at how different every day can be.

Live in the Moment

It is easy to get caught up in mulling over the past or planning for the future. This leaves little time to spend in the here and now. Try to appreciate what you are doing each moment. Enjoy your family and friends and see the beauty of the little things in your life. Your appreciation for life will increase as you savor each element of your day.

The Park does not endorse any of the following paid advertisements:

Dee's Heating and A/C Service

To ensure that your heating and cooling system is operating correctly for the season, call Dee's AC & Heating Service at **310-0588** for a 14-Point check up procedure for only \$39.95.

Love 'Em All Pet Care

Pet care in your home, what could be better!
Susan Wayman, NAPPS Certified Pet Sitter
9508 Quail Village LN - Call **835-5550**