



Volume 2, Number 11  
Davenport Ranch Neighborhood Association

November 2006  
[www.DavenportRanch.org](http://www.DavenportRanch.org)

## NEIGHBORHOOD NEWSLETTER

### Board Bytes

Emphasis this year on the Board will be on communication, landscape and security

The board met September 19. Neighbors present were Jeanne Cassidy from Davenport Rim, Lee Ann Mesler, Martha Rose and Tom Vinson

**Security:** While this is a master association decision and responsibility, Bruce Mills on the DRNA board also serves on the master board and is working on making Davenport as safe as possible. Security hours have been increased.. Please continue to call 911 in emergencies and 311 for non emergencies. This will help the patrol to identify peak times and needs of the neighborhood. Always be a watchful neighbor.

**Speeding** continues to be a safety issue in Davenport. The constables are aware of this issue and will issue tickets . School is starting watch for children especially boarding on/off the buses. If you see the constable by the bus stops , tell him your concerns so he can best serve the neighborhood. Riva Ridge, Waymaker and Far Gallant continue to have speeding issues.

**ARB** – architectural review please contact Carl Gamble at Goodwin Management 502-7517 or [carl.gamble@goodwintx.com](mailto:carl.gamble@goodwintx.com) before embarking on any project.

Check out the Davenport website for ARB forms and info !!

**Communication:** Newsletter: Meredith Landry([tejas42@aol.com](mailto:tejas42@aol.com)): newsletter deadline is the 9th of every month. If you have something to submit please email it to me.

Several members asked to have the minutes published in the newsletter. After their approval , I will have them posted on the website

**WEBSITE:** Email addresses continue to come in which is great. If anyone is having a problem getting on the website please email Brad Weatherford at [bradweatherford@austin.rr.com](mailto:bradweatherford@austin.rr.com) and he will issue you a new password and help to guide you through any problems. New to website ARB forms, austin energy announcement, useful telephone #'s, meeting notices, newsletter link, property 209 code and fee schedule, neighborhood watch manual

Send the Board your thoughts, comments by emailing us at [admin@davenport ranch.org](mailto:admin@davenport ranch.org)

**Finance** –Don Neville

**Social** – Michelle Bolke has volunteered to be our social chair!!! Contact her at [mmbolke@yahoo.com](mailto:mmbolke@yahoo.com) with your ideas or to help with future gatherings in Davenport.

Michelle planned the wonderful fall festival OCT 31 and is planning an adult event in the winter with another family event in the spring. Check the announcements on the website for dates.

Would you like monthly meet at a restaurant events for anyone who can come? Email Michelle and let her know

**Landscape:** Have you noticed a change! A committee made up of neighbors in Davenport has formed. Areas at Canonero and Waymaker, also Bold Ruler and Canonero have been planted.

The landscape committee is reviewing with the property manager responsibilities of DRNA and DRMA ( master) , reviewing CCRs to comply with what is required in the neighborhood. Some new lots share lots on 2 streets so we are addressing with those neighbors what is required by CCRS. Further landscaping, mowing of unimproved lots etc are continuing to be addressed. Anyone interested in serving on a landscape committee? Contact Meredith Landry, [tejas42@aol.com](mailto:tejas42@aol.com).

**Sidewalks:** up Waymaker are still being addressed with parties involved.

**New business:** Distributon of house plans held in storage.

Annual Neighborhood meeting – January 23- 7 pm

Place to be announced

**View the Davenport Ranch  
Neighborhood Association Newsletter  
each month online at  
[www.PEELinc.com](http://www.PEELinc.com)**

# Davenport Ranch

## Important Numbers

### DAVENPORT - CENTRAL WEST DISTRICT OF POLICE DEPT District Rep

Dana Munguia ..... 512-974-5440

### EMERGENCY

Police and Fire Emergencies ..... 9-1-1

Reports/Non-Emergencies ..... 311

### HOSPITALS

South Austin Hospital (10 miles) ..... 512-447-2211

901 W. Ben White Blvd

Brackenridge hospital ..... 512-324-7000

601 15th Street

Seton Hospital (10.5 miles) ..... 512-324-1000

corner of 35th and Medical Pkwy

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Children's Hospital of Austin (13 miles) ..... 512-324-8000

I-35 and 15th

Seton Northwest (10 miles) ..... 512-324-6000

11113 Research (183 N just past Braker)

North Austin Hospital (8.5 miles) ..... 512-901-1000

Mopac and Parmer

Heart Hospital ..... 512-407-7000

3801 N. Lamar

Urgent Care day and after hours:

Austin Regional Clinic – FarWest ..... 512-346-6611

6835 Austin Center Blvd

Poison Control ..... 1-800-222-1222

### ANIMAL CONTROL

Envirocare Pest Control ..... 512-416-9191

Animal Pick up (dead animals) ..... 494-9400

Animal Control (pick up stray or injured) ..... 972-6060

Barking Dog ..... 311

### UTILITIES

Austin Energy Customer Service ..... 512-494-9400

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SBC 24-hr Info Line: ..... 1-888-294-8433

Residential Phone Ordering: ..... 1-800-464-7928

Residential Phone Repair: ..... 1-800-246-8464

### MISCELLANEOUS

Goodwin Management, Inc. .... 512- 502-7517

Abandoned Cars ..... 280-0075

Airport- A.B.I.A. Flight Info. .... 530-2242

Garbage Collection ..... 494-9400

Lost mailbox key, Jim Howe; jimhowe@cox.net ..... 844-4222

Streetlight Problem ..... 505-7617

Street Signs: Bridge & Street, Sam West ..... 974-8775

Street Sign Replacement ..... 457-4885

Hazardous Waste ..... 974-4343

Newsletter Publisher

Peel, Inc. .... 512-989-8905

Adv./Kelly Peel ..... 512-989-8905

## 2006 Davenport Ranch Neighborhood Association Board of Directors

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Meredith Landry ..... tejas42@aol.com

### Vice Presidents

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Bruce Mills, Arch. Review Board ..... mills.bruce@sbcglobal.net

Mike Beiter ..... custombuilder@austin.rr.com

Brad Weatherford ..... bradweatherford@austin.rr.com

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Don Neville ..... don.neville@clearcube.com

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Joe Thrash ..... jthrash@austin.rr.com

### Association Manager

Carl Gamble ..... carl.gamble@goodwintx.com

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# Davenport Ranch

## Austin Energy Construction Project

Installation of underground lines are being laid along Waymaker. Construction will continue at least for another month.

## Business Classifieds

**AUSTIN BETTER CLEANING:** House Cleaning by Luis and Maria Samaniego. Free estimates and reasonable prices. One time cleaning and weekly scheduling available. 20 years expericenc. Call 512-762-2348.

**"NEED A NITE OUT, NO NANA ABOUT?"** Call Gabriel's Nana, Mary Beaver at 512-619-9297 after 4pm.

**Davenport Ranch Neighborhood Association Annual Meeting**  
**January 23 , 2007 - 7pm**  
**Location to be announced**

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## Community Policies for Davenport Neighborhood Association

(also found on the website under policies and procedures)

Did you know....

# 7 Trash -Garbage, rubbish or cuttings shall not be left or deposited, beyond a reasonable amount of time, on any common area or Lot. All of such refuse must be placed in a covered or enclosed receptacle and placed near the curb for pick up not more than one day prior to a scheduled garbage or recycle pick up day. Receptacles must be brought in from the curb area not more than one day after the scheduled garbage pick up day.

All trash receptacles should be kept out of site from the street.

#2 Alterations/exterior design covenants: Each lot owner must comply with the covenants relating to construction of improvements on his lot as contained in the CCR's. No improvement or exterior alteration may be made without prior Board approval. You have 6 months to commence your modifications and if you do not complete all modifications within 18 months of beginning your alterations you must resubmit your plans for approval.

# 5 Front foundations and adjacent side foundations to the street or neighbor must be landscaped so as not to be exposed

## Master Association Memos:

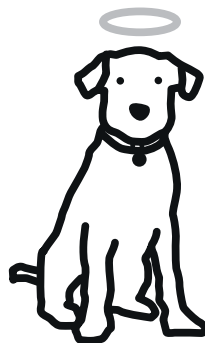
Master manager Jim Bridges: [jim.bridges@goodwintx.com](mailto:jim.bridges@goodwintx.com)

New projects from security money saved:

- Improve road to hidden park – negotiations are continuing to upgrade the hidden park road and access gate
- clear dead brush in greenbelt to reduce fire hazard to be scheduled soon
- Security patrol hours have been increased!!!
- Claude DuCloux ,president of the master association ([cducloux@onr.com](mailto:cducloux@onr.com))

## Two Davenport Neighborhood Board positions expire in January 2007.

If you are interested in serving on the board or wish to nominate someone please contact ,Joe Thrash at [jthrash@austin.rr.com](mailto:jthrash@austin.rr.com) or Brad Weatherford at [bradweatherford@austin.rr.com](mailto:bradweatherford@austin.rr.com)



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## Important: Landscaping News

Our neighborhood is one of the most beautiful in Austin; we can boast of rolling hills, beautiful homes and spacious gardens. Many of us enjoy the beauty that surrounds us as we walk down our streets. We do a great job decorating for the holidays which adds to the enjoyment. Have you seen the creative Halloween decorations? A well landscaped, clean neighborhood is not only enjoyable; it also improves our property values.

Curb appeal is the single biggest drawing card a neighborhood has and can add thousands to the resale value of our homes. We need to continue to improve and enhance ours. The Board of Directors has recently appointed several key association members to work with our board (and the Property Management Company) to make recommendations to all residents in order to work together toward a common goal – making Davenport Ranch one of the most desirable neighborhoods in Austin.

As members of your new landscape committee, we would like to hear from all of you in order to help prioritize which improvements will have the most benefit. We have heard from some of you already. Some suggestions include such items such as: 1) improve the landscape plantings at key intersections, 2) consistently mow and remove debris from unimproved lots, and 3) extend the landscaping in common areas.

We have some suggestions of our own. As part of the Homeowners Associations by-laws, there are some commitments that we have made to each other that we think should be enforced. If we each took a few moments to focus our attention on these items, our neighborhood would look even better than it does today. Please take a few moments to review this list and begin to act on any of the items that would apply to your home:

- Garbage cans and any re-cycle bins should be hidden from view. Please store them behind your homes or in your garage.
- Foundations that are visible from the street should be screened with plants. This includes both front and side yards. Please take a moment to look at your home from the street. Autumn is a great time to plant!
- HVAC and pool equipment should be surrounded with hard scape or plants to screen them from your neighbors.

We look forward to hearing from you. In each newsletter we'll give you updates on progress we've made in driving improvements. We'll also use this letter as a means to educate and encourage all the members of the association to do their part to ensure that Davenport Ranch is recognized as a beautiful and well kept neighborhood.



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# Davenport Ranch

## Upcoming Manhole Improvements in the Davenport Ranch Subdivision

Upcoming Manhole Improvements in the Davenport Ranch Subdivision

During the next few months, a contractor, Double S/V, for the City of Austin will be installing rainstoppers in wastewater manholes located in the street throughout the Davenport Ranch subdivision. The purpose of the improvements is to decrease the amount of rainwater that enters the wastewater system to improve the effectiveness of the system.

The improvements will be comprised of a small construction crew and a truck with a lit "Caution" sign. For each installation, the crew will remove the manhole cover, install the rainstopper, and re-install the manhole cover. There will be no interruptions to your wastewater service and no roads will be closed. The work will occur periodically starting in September 2006 through the end of March 2007.

If you have questions or concerns, please contact the Inspector, TR Appling, at 233-9000.

## Keep Davenport Beautiful:

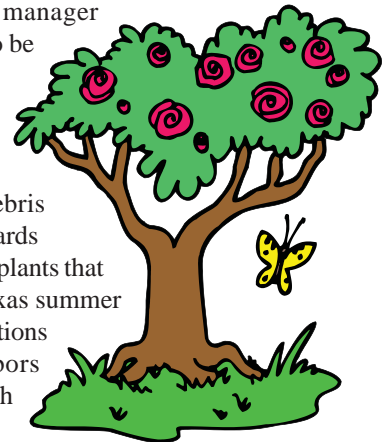
Call or email the property manager about yards or areas that need to be addressed

Keep your trash cans and recycling bins out of view from the street

Remove old construction debris from your driveways and sideyards

Now is a great time to replace plants that have died from our Hot Dry Texas summer

Front foundations and foundations adjacent to street and neighbors should be screened with landscaping and not exposed



## Website Upgrades !!!

Check out the Davenport Ranch website to see current neighborhood info. Each month more is being added. You can use the directory to contact your neighbors. It is only accessible by neighbors.

Thanks to Brad Weatherford, new board member for taking on this important communication tool!!

Contact Brad at [bradweatherford@austin.rr.com](mailto:bradweatherford@austin.rr.com) if you are having trouble getting on the website.

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# Davenport Ranch

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Call Meena Vandal at 569-8205 if interested.



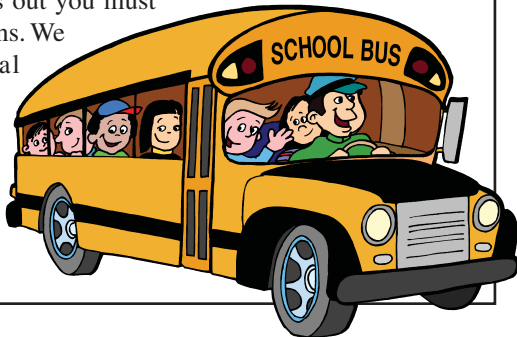
## Architectural Approval: Get ARB Approval

All homeowners should keep in mind that improvements and renovations to the exterior of their property requires Architectural Review Board Approval prior to starting any work. Submissions are reviewed by the 3 member board which includes a licensed, fee paid architect.

Make ARB Submissions to Carl Gamble ([Carl.Gamble@goodwintx.com](mailto:Carl.Gamble@goodwintx.com)) or on his cell 431-2400)

## STOP!

Please observe Texas laws mandating stopping while a bus is loading and unloading children. If the red lights are on and the arm is out you must stop both directions. We have had several complaints of people speeding past stopped buses !!



## Classified Ads

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Davenport Ranch residents, limit 30 words, please e-mail to [tejas42@aol.com](mailto:tejas42@aol.com).

**Business classifieds** (offering a service or product line for profit) are \$45, limit 40 words, please Peel, Inc. Sales Office at 512-989-8905 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

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# Davenport Ranch

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**At no time** will any source be allowed to use the Davenport Ranch Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Davenport Ranch Homeowners Association and Peel Inc. The information in the Davenport Ranch Newsletter is exclusively for the private use of Davenport Ranch residents only.

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## Teenage Job Seekers

Not Available On-Line

### Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all Davenport Ranch teenagers seeking work. Submit your name and information to [tejas42@aol.com](mailto:tejas42@aol.com) by the 10<sup>th</sup> of the month!

## Write this down!

Police contact for Davenport. Did you know we are in the Central west district of the police department ? Our district representative is Dana Munguia 974-5440.

## Advertising Information

- Please support the business that advertise in the Davenport Ranch Neighborhood Association Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales representative, Kelly Peel, 512-989-8905 or [kelly@PEELinc.com](mailto:kelly@PEELinc.com) for ad information and pricing.

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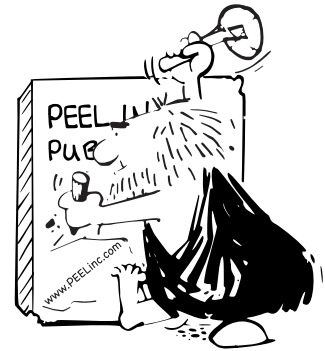
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