

BRUSHY CREEK Village

OFFICIAL PUBLICATION OF BRUSHY CREEK VILLAGE HOMEOWNERS ASSOCIATION

Brushy Creek Village Park & Pond - UPDATE

After discussion at the March 6 Board meeting, the BCV Board of Directors continues to research legal points and establish procedures for gathering required signatures for the Brushy Creek MUD to incorporate our park and retention pond into their Master Park Plan. As discussed at the Annual Meeting in July 2006, there are many benefits in having the MUD absorb our park and retention pond. Please be reassured that the BCVHOA Board of Directors will take no action without majority approval by the homeowners. More information will appear in the May newsletter and on the bulletin boards by the mailboxes. Please send any comments to: board@bcvhoa.org.

School Activities

Round Rock School Activities

- April 6 and 9 – All schools **in session** for bad weather make-up day
- April 27, May 1 and May 3 are early release days

Brushy Creek Elementary School

- April 17 – 20 Statewide Testing
- May 1 – May 4 School-wide Book Fair

Cedar Valley Middle School

- April 16 - Family Support Network 5:45-8:30pm
Contact Jeanne Johnson at 464-5981
- April 17 - Math TAKS test all grade levels
- April 18 - Reading TAKS test
- April 20 – Student/Faculty Volleyball game from 5:00- 9:00



Spring Egg Hunt at MUD

Date: Saturday, March 31st

Time: 10:00-noon

Location: Cat Hollow Park

Event includes pictures with the Bunny (bring your own camera), a moonwalk, clown, fishing pond booth, and other activity and food booths. Eggs will not be filled, but kids will turn them in for goodie bags. Always a fun event!

Easter Egg Hunt at Old Settler's Park

Date: Saturday, April 7th

Time: 9:00-11:00 a.m.

(Please arrive 15 minutes early for your age group)

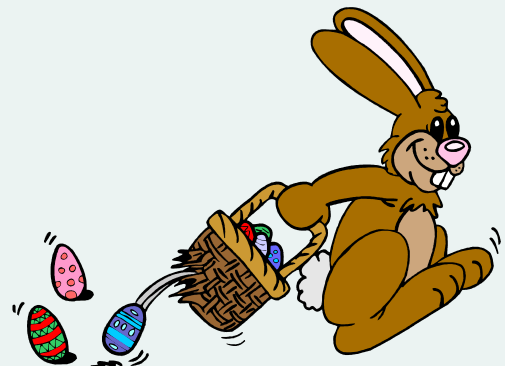
Location: Old Settler's Park

3300 E. Palm Valley Blvd, Round Rock, Texas 78664

Each age group will have lots of candy to hunt for and a chance to find special prize eggs. The Easter Bunny will hop by! Please leave the family pet at home. Only one parent per child during the 0-4 hunt.

- | | |
|--------------|----------------|
| • 9:00 a.m. | 0-4 year olds |
| • 9:30 a.m. | 5-7 year olds |
| • 10:00 a.m. | 8-9 year olds |
| • 10:30 a.m. | 10-2 year olds |

For more information, please call Terri Waggoner at 218-5540.



Don't want to wait for the mail?

View the current issue of the Brushy Creek Village Newsletter
on the 1st day of each month at
www.PEELinc.com

BRUSHY CREEK VILLAGE

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President's Column

Hello to all my neighbors and friends in Brushy Creek Village. With Springtime upon us, I have a couple of activities to tell you about. The Beautification Committee will be awarding prizes to the top 3 houses for Most Attractive Yards near the end of April. And, of course, our big Ice Cream Social will be in the afternoon of Sunday, May 6th in our little park – stay tuned for more details on this. A big Thank-You! goes to all the volunteers that worked so hard to make such a successful Neighborhood Garage Sale on March 31st – well done everybody!

I'd like to extend a warm welcome to new residents in our subdivision. If you have a new neighbor moving in, be sure and take a few minutes to meet them and welcome them to our community.

We always have volunteer opportunities available to all residents, whether you can give a couple hours for one event, or would like to explore some on-going volunteer positions. I look forward to hearing from you. My email is judy@bcvhoa.org.

Sincerely,

Judy Walden-Hill, President,
Brushy Creek Village HOA



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BRUSHY CREEK VILLAGE

TIPS FOR LANDLORDS

Earline J. Wakefield, Goodwin Management

Although many owners who occupy their homes see investor owners as a negative for the neighborhood, they are in fact a positive sign that Brushy Creek Village values are expected to rise. Landlords should have the same interest as owner occupants in keeping property values on the increase. Here are a few tips for landlords that will improve their ability to stay in touch with their property and the HOA.

- 1. Be sure the HOA has your correct mailing address.** You may designate a local property manager as your agent of record, but ALL of your mail will go to that address including dues invoices and statements. Don't assume that the title company sent us your mailing address when they sent us the change of title information. Your lender might have collected that information for their purposes, but it probably was not sent to the management company.
- 2. The HOA has no legal relationship with your tenant.** You are the owner and member of the Association. Even those pesky violation letters are legal notice to you, as a member of the HOA. Any penalties are your responsibility. We do not send any correspondence to tenants with regard to your obligations to the Association.
- 3. Make sure your tenants understand the HOA rules.** We know your tenants are not going to read the Covenants, Conditions and Restrictions (CCRs). However, there is a two page "Violation and Fines Policy" that covers about 90% of the typical violations and how fines are levied. You can get a copy by emailing me at Earline.wakefield@goodwintx.com.
- 4. Your tenants are welcome members of the community.** Participation in the community will make your tenant feel more like a neighbor. That has the beneficial effect of making them want to keep their home to the neighborhood standards. Please share the newsletter with your tenant as well as notices of any social activities. They are welcome to attend any and all events.

The HOA is your partner in maintaining the value of your investment. As property manager, our focus is on maintaining the physical appeal and financial soundness of the Association. That is a benefit to both owner occupants and landlords.

At no time will any source be allowed to use the Brushy Creek Community 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 Brushy Creek Village Homeowner's Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Brushy Creek Village residents only.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Brushy Creek Village residents, limit 30 words, please e-mail newsletter@bcvhhoa.org

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

Criteria Used for Determining Yard Awards

- Lawn – healthy, even appearance, no bald spots. Runners trimmed back from sidewalks.
- Curb - well kept area. May consist of grass, plants, decorative rock or combination of all. Runners trimmed back from sidewalks.
- Seasonal plantings a plus.
- Shrubs and bushes well maintained.
- Trees pruned 8 ft. above sidewalks.
- Current on HOA fees.
- No unresolved deed violations.



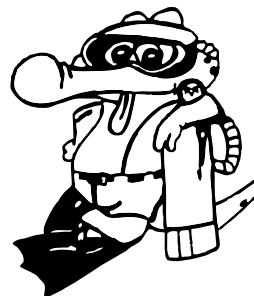
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BRUSHY CREEK VILLAGE

Brushy Creek Village Homeowners' Association Questions Asked About Architectural Control Committee (ACC) Procedures

WHAT IS THE PURPOSE OF THE COMMITTEE?

The purpose of the committee is to maintain property values by protecting the environmental and architectural integrity of the Subdivision in accordance with the provisions of the Declaration. Most covenants state that no building, structure or improvement of any character shall be erected, placed, added to or altered on any Lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by the Architectural Control Committee for the Association as being in compliance with the restrictions as to use, quality of workmanship and materials, nature of materials, harmony of external designs and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.

WHAT ACTION IS REQUIRED OF OWNER(S)?

Prior to making any change or improvement, any owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC stating the details of the intended change, improvement or need for variance and attaching samples and/or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?

Some examples of improvements/alterations requiring written approval from the ACC include (refer to the Declaration for other details):

Change in house paint color	Change in roof color and/or roofing materials
Storage Buildings, Patio Covers	Changes in landscaping, including installation of trees & shrubs.
Fences and walls	Playscapes & Swimming Pools
Solar Collectors	Antennae / Satellite Dish
Swimming Pools	Flagpoles, light fixtures

CAN THE COMMITTEE GRANT VARIANCES FOR CERTAIN DETAILS?

The Committee is authorized to grant selective variances for things such as location, height, number of improvements, materials, etc, but the owner must request this variance, giving reasons why it should be granted so that the Committee can make a reasoned decision.

WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?

The formal request and approval process is necessary to assure that every owner's desire to improve his or her property can be given due process without discrimination. It will provide the owner(s), the Committee and Association Board with a permanent record of actions taken under the Declaration.

WHAT DO WE NEED TO SAY IN THE REQUEST?

A number of owners have already requested and been granted approval to add improvements to their property by following the procedures outlined in the Declaration of Protective Covenants, but there are some owners who have expressed surprise and consternation about having to "ask permission" to improve their own property. Your subdivision was developed and made subject to a Declaration of Protective Covenants and all owners become obligated to follow the terms of the Declaration when they receive the deed to their property. A simple form is available online at <http://www.bcvhoa.org> or you may contact Earline Wakefield of Goodwin Management Company at (512) 502-7526.

BRUSHY CREEK VILLAGE

ARCHITECTURAL CONTROL COMMITTEE (ACC) – IMPROVEMENT REQUEST FORM

Subdivision: Brushy Creek Village

Date: _____

In accordance with the recorded covenants, conditions and restrictions of the Association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvement of his deeded property to include, but not be limited to building add-ons, changes to the exterior of the house, decks, patio coverings, fencing, landscaping, outside buildings, swimming pools, etc., submit the following to the ACC prior to initiating work on the planned improvements.

- (1) A completed Improvement Request Form
- (2) Complete and detailed building plans, material listing and specifications
- (3) A property site/plot plan showing the location of the proposed improvement. Please include color photos and/or samples when possible.

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2, & 3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without prior approval, the Committee has the right to tell the homeowner to remove the improvement from his property. Any homeowner considering any exterior improvement to his property is urged to review the recorded deed restrictions prior to initial request.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name: _____

Address: _____

Email: _____

Austin, Texas 78717

Home Phone: _____

Work Phone: _____

Briefly describe the improvement which you propose:

Who will do the actual work on this improvement? Please provide contractors contact information.

Location of improvement (check actual areas that apply):

____ Front of dwelling ____ Back of dwelling ____ Side of dwelling ____ Roof of dwelling ____ Garage
____ Patio ____ Other (describe) _____

Material to be used for the improvement (check applicable items):

Color	Color
____ Brick _____	____ Stucco _____
____ Concrete _____	____ Stone _____
____ Paint _____	____ Stain _____
____ Wood – type _____	____ Roofing – composite _____

Siding: ____ wood ____ composite ____ hardy plank ____ cement board ____ aluminum (color) _____

Utilities: ____ Electric ____ Gas Landscaping – plat plan w/ drawings of placement of improvements

Windows – size, type, and style (please include photo) _____

Other: _____

I understand that the ACC will contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the Architectural Control Committee. I understand that all construction will meet with any MUD or County codes and that the ACC approvals do not override any MUD or County codes but rather, are intended to work with them.

Homeowner Signature: _____ Date: _____

Construction Start Date: _____ Estimated Completion Date: _____

ACC Member(s) Initials / Date _____ Approved _____ Disapproved _____

RETURN THIS COMPLETED FORM AND ATTACHMENTS TO
GOODWIN MANAGEMENT, INC., Attn: Earline Wakefield
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BRUSHY CREEK VILLAGE

Gardening Tips for April

Plant veggies according to this schedule:

- Cantaloupe, watermelon, okra & greens- thru April 12
- Tomatoes & peppers- thru April 26
- Peas, Southern- thru May 10

For additional information go to <http://wiliamson-tx.tamu.edu> and click on Horticulture, scroll down to Home Gardening and click on the Williamson County Vegetable Gardening Guide.

The location of your garden should receive at least eight hours of sunlight. Raised beds work well in our area due to poor draining clay soils on the East side of the county and shallow soils on the West side.

Ornamental Tree for the Landscape

Crape Myrtle

Declared the State Shrub of Texas in 1997, this beauty hails from the Southeast Asia and they perform best in full sun. The trick is selecting them for their mature size. For more information on growing crape myrtles and to choose varieties check out the following web site: <http://dallas.tamu.edu/woody/cmrytle>



Volunteer

The Board welcomes your ideas and any assistance you may offer. Please let us know if you would consider assisting on a committee or volunteer to help for just 1 or 2 hours a month.

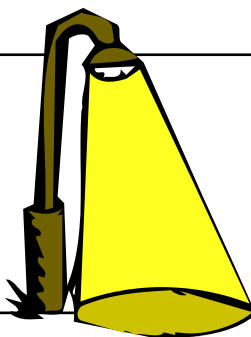
If you have any suggestions to help build the neighborhood sense of community, please contact all members at Board@bcvhoa.org.

Advertising Information

Please support the businesses that advertise in the Brushy Creek Community Newsletter. Their advertising dollars make it possible for all Brushy Creek Village residents to receive the monthly 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 office @ 512-989-8905 or advertising@PEELinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

Round Rock Elementary Boundaries to be Redrawn

School trustees are studying proposals that redraw attendance boundaries for most of the district's 27 elementary schools. The proposals can be found at the district Web site, www.roundrockisd.org, under the "Boundary Committee" headline. On the table of contents page, click on "Meeting agendas/minutes/presentations." The proposals are in map form under Feb. 22 board presentations. **Brushy Creek Elementary will be affected.**



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