

Courtyard Caller

OFFICIAL COURTYARD NEWSLETTER

Courtyard Homeowners Association, Inc.

August 2007

Volume 6, Number 8

Greetings Members

We hope you all had a great Fourth of July. For those members and their families that made it to the Courtyard Community Park for our annual Independence Day celebration, it was another big success. Even with the questionable weather conditions, there was still a big turn out. A BIG thanks goes to Michael Castanon, the members of his Social Committee, and the additional neighborhood volunteers who gave their time and effort to put together another well-organized and most enjoyable community event.

Many of you may have noticed from earlier articles in the newsletter, that there is a continuing focus on the Courtyard Community's overall appearance and on adherence to the applicable provisions of our Declaration that address this general topic. This month, all residents are again asked to please keep their trash cans out of sight after the Friday pickup. If each resident simply does their part to cooperate, the result has a kind of "snow ball" effect that really makes a visual difference throughout the whole community. Maintaining the neighborhood's general appearance benefits the desirability and value of everyone's property - one of the Board's main goals. Thank you for your help and effort.

Your Courtyard Homeowners' Association Board of Directors

**THANKS FOR DRIVING SLOWLY IN THE COURTYARD !
(IT'S WORKING)**



**JULY 4TH PHOTOS INSIDE
SEE PAGE 6**

Be a Good Neighbor

Is your backyard someone else's front yard?

Living in the city and owning a home with limited acreage has both its rewards and pitfalls. Many of us selected these small, at times pie-shaped lots sloping to the river because of the beautiful trees and landscape or to take advantage of views of the lake. In choosing the Courtyard to live, we determined that the benefits of our community far outweigh any negatives. The central location and smaller lots and homes are energy efficient and easy to maintain. Nonetheless, there is a downside at times to small yards even in this beautiful neighborhood. Because of the gradation and zero lot on one side of the home, many of the homes provide views of our neighbors' backyards as well. City dwelling in close quarters entails a certain responsibility and mindfulness of our neighbors who inhabit the back, front and side of us, perhaps in a way that is not so critical in neighborhoods with larger lots or in country, suburban dwellings. Your back yard is often someone else's front yard or perhaps overlooks their deck or porch. Please be a good neighbor and think of those who live nearby as you would have them be aware of what you are viewing as well.

Please refer to Bylaws Article VIII Sections 8, 9 and 10 for specific rulings. No debris shall be placed or permitted to accumulate upon or adjacent to any Lot of Common Area (8); No building or structure... shall be permitted to fall into disrepair, and each structure shall be kept in good condition (9); ...No trash shall be placed or kept on any lot...so as to be visible from neighboring property (10).

Don't want to wait for the mail?
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of the month at
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COURTYARD CALLER

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Gone in a Flash . . .

Unfortunately, there has been some recent reports of car break-ins in the Courtyard. Please remember that many non-residents work and/or travel through our neighborhood, especially during the day, and there is no way to prevent those visitors from spotting easy "break and grab" situations. Fact: it takes less than 10 seconds to break a window, grab a purse or wallet, and walk away.

WARNING: please keep your valuables with you and/or out of sight to help deter this unwanted behavior. Out of sight and out of mind is a great thing to remember when it comes to cars and personal belongings.

Advertising Information

Please support the businesses that advertise in the Courtyard 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 Peel, Inc. Sales Office, 512-989-8905 or advertising@PEELinc.com for ad information and pricing.

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Should the Courtyard Hire Private Security ??? Community Feedback Requested

Among the matters discussed at the annual meeting in January and in subsequent monthly Board of Directors' (Board) meetings was whether the Courtyard Homeowners' Association (CHOA) should hire a private security company to patrol the neighborhood. Our police liaison has informed the Board that the Austin Police Department will not patrol regularly in the Courtyard as it is not considered a high crime area. While that is a good thing, it also means that if we want regular security patrols, the CHOA will have to pay for them itself. Although our neighborhood has been and continues to be a very safe place to live, more recent incidents of vandalism and questions by residents prompted the Board to gather some cost data as a starting point for considering this question. No decision of any kind has been made by the Board at this point.

Below is the information gathered to date. All residents are asked to please take a few minutes to look it over and think about whether they feel there is a need for private security personnel to patrol in our neighborhood. Do you believe there is a benefit that outweighs the fairly substantial costs associated with this service? Ask yourself whether a private security service is needed at all. Most importantly, please let the Board know what your thoughts are on this subject. Contact any Board member to communicate your comments, questions, and any further ideas. Board member, Catherine Reynolds,

chairperson of the Security Committee, is serving as the point person for gathering and organizing neighborhood input and can be reached at 342-2848. Feedback can also be given using the **NEW WEBSITE:** www.courtyardhoa.org. Give it a try. Results will be presented this fall in the newsletter and on the website.

Note: Patrols/tours run approximately 20 minutes and are conducted as a drive through of the neighborhood, including the park. Cited costs are exclusive of taxes.

- 1 tour/night, 7 nights/week for \$354/month
- 2 tours/night, 4 nights/week (companies recommend Thursday through Sunday) for \$404/month
- 2 tours/night, 7 nights/week for \$700/month

For those who are not aware of it, in two different incidents this spring, the floodlights along the neighborhood entrance/exits and the bathroom in Bull Creek Park were destroyed. Repair/replacement costs at these locations totalled roughly \$1250.

REMEMBER -- YOUR FEEDBACK IS IMPORTANT !

REMEMBER, PLEASE:

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Book Club Meeting

The Courtyard Book Club will meet at the tennis club at 1:00 p.m., August 14, 2007, to enjoy lunch and discuss **"A Thread of Grace"** by Mary Doria Russell. Please join us. Meet your neighbors and participate in great conversations – many even about books! Questions? Call Betty Marshall @ 343-8299.

September's choice:

"The Looming Tower" by Lawrence Wright.

Described as a thriller and a tragedy, an education in story form, in its simplest terms, "The Looming Tower" examines the intellectual, spiritual, and material world that produced the small group of men who mounted a catastrophic assault on the world's mightiest power and how another small group of men and women tried desperately to stop it. In his book, Wright provides a detailed account of the events leading up to 9/11, complete with the heroes and villains that made it all happen. Lawrence Wright, a staff writer for the New York Times, takes the title of his book from the fourth sura of the Koran, which bin Laden repeated three times in a speech videotaped just as the hijackers were preparing to fly, "Wherever you are, death will find you, Even in a looming tower."



New Website Up and Running !!!

Just a reminder, the Courtyard has its own website. All community members are encouraged to check it out at www.courtyardhoa.org. No passwords or log-in information is required. Please keep in mind that this young website is a work in progress and may take many months to reach a "final" form.

Our goal throughout this process has been to develop a website that is simple, easy to use, and can grow and adjust to meet the needs of the community. For this reason, user feedback is needed, and residents are urged to send in their comments and suggestions of ways to improve or enhance the site. If something is not working when you visit the website or if you cannot access the website, please contact Communications Chairperson, Leslie Craven, Tel: 502-1124 or lcraven1@austin.rr.com.

Thank you again to our Courtyard neighbor who so generously volunteered his time and company expertise to design and set up our new website and who continues to offer assistance on other technical matters as they arise. **GIVE IT A TRY !!!**

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Courtyard residents, limit 30 words, please e-mail LouBetty@aol.com.

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales at 512-989-8905 or advertising@PEELinc.com.



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JULY 4TH CELEBRATION



(Continued on Page 7)

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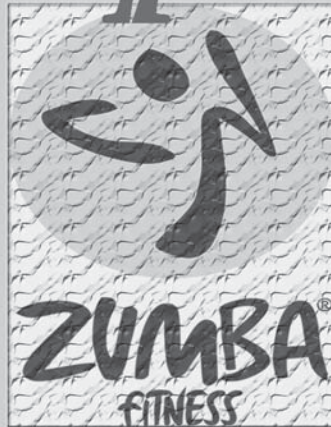
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