

SHADOWGLEN

NEWSLETTER

Volume 2, Number 9

www.shadowglentexas.com

September 2007

Official Publication of ShadowGlen Homeowner's Association

ShadowGlen 2007 Annual Home Owner's Association (HOA) Meeting

The annual HOA meeting was held in July and many neighbors attended. Topics included items such as Fire Safety (presented by the Manor Fire Department), Neighborhood expansions (discussed by the developer), Home and Personal Safety (presented by the Travis County Police Department), budgetary review, and other topics of interest that affect the City of Manor and specifically the residents of ShadowGlen. The catered event was held under a large pitched tent, located in the parking lot of the ShadowGlen Community Center. In addition to the speakers, meals were provided and there were lively questions and answers amongst the residents and the development board. In this newsletter, you will find subsections that discuss the topics that were presented.



Protect your Pet

At the annual HOA meeting, there was some concern raised over pit bulls and other aggressive animals. Although we are not prohibited from owning a specific breed of dog or household pet, our contracts covenants and restrictions (CCRs) state that "those pets which are permitted to roam free, or, in the sole discretion of the Board, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the Properties shall be removed upon request of the Board".

If you own a dog, please keep your dog on a leash and always clean up its poop. If you encounter a problem with someone's pet, we encourage you to speak to your neighbor to help resolve the issue. If you cannot resolve the problem, report the incident with the owner's address to Sheila at Sheila.walker@goodwintx.com. If you encounter a stray animal, please contact animal control at 512-974-2000.

Update on Satellite Dishes

As a clarification to the article written in the August Newsletter regarding Satellite Dishes, residents are allowed to install, use, and maintain satellite dishes per FCC regulations, but should still contact the ShadowGlen HOA Board for permission on the proper placement of the satellite dish. If you have any questions, please contact Sheila at Sheila.Walker@goodwintx.com.

Updates on New Neighborhood Amenities

Some residents asked about the current state of affairs for the amenities that will be added to ShadowGlen. Danny Burnett explained that some items have been delayed due to flooding (such as expansion of the hike/bike trails), and others are planned to be built out as the community develops. In other words, as more houses and sections are completed, you will see the completion of the other amenities such as parks, lakes, fields, etc. There are plans to continue to manicure the lake area soon, but the overall completion of the landscaping will vary. It was also mentioned that the required construction of the low-water crossing may impact the timing of when other amenities are developed due to the unforeseen cost of the 1.2 million bridge.

Bridging the New Sections of ShadowGlen to the ShadowGlen Golf Club

Danny Burnett (Development Coordinator for Dwyer Realty) began the HOA meeting by explaining a new bridge that will be constructed in ShadowGlen. A low-water crossing is planned to be built within the next three years. The expected cost is estimated at 1.2 million dollars. The engineering will take approximately 1 year to complete, and the construction will likely be completed within a year or two afterwards. When completed, residents will be able to drive down ShadowGlen Blvd. and connect to Lexington at the ShadowGlen Golf Club.

Don't want to wait for the mail?

View the current issue of the Shadow Glen Newsletter on the 1st day of each month at www.PEELinc.com

ShadowGlen

Important Phone Numbers and Names

Neighborhood Numbers

Goodwin Property Management

(our Homeowner's Association property management company)

Debra Johnson..... 512-502-7043

.....debra.johnson@goodwintx.com

ShadowGlen Amenity Center

Sheila Walker 512-278-8810...sheila.walker@goodwintx.com

ShadowGlen Pool

Manager, Don Frazier..... 512-971-0324

City Numbers

Manor City Hall 512-272-5555

Manor ISD (Central Office) 512-278-4000

Travis County Sherriff..... 512-974-0845

Manor Fire..... 512-272-4995

Utilities

Trash BFI..... 512-251-4810

Electric Bluebonnet Electric Co-op..... 1-800-842-7708 *new*

Telephone Southwestern Bell..... 800-464-7928

Cable Time Warner..... 512-485-6000

City Utility Number 512-272-5555

Gas Atmos Energy..... 800-460-3030

Committees

Communication Committee (i.e. the Newsletter)

.....Kevin Adams, Lisa Ready, Tabitha Shumard

.....ShadowGlen.Newsletter@gmail.com

Landscape Committee Beverly Allen & Amy Geallis

.....beverly_allen@sbcglobal.net

Social Committee..... Denise Humphries (Chair)

.....vdhump@flash.net

Budgetary Committee..... TBD

On the Web

Official ShadowGlen Website - <http://www.shadowglentexas.com>

Homeowner's Association Website - <http://www.shadowglenhoa.com>

E-mail Addresses

Neighborhood Watch List - shadowglenwatch@shadowglenna.org

Neighborhood Association List - shadowglenna@shadowglenna.org

Neighborhood Social List - social@shadowglenna.org

Neighborhood Playgroup List - playgroup@shadowglenna.org

Newsletter Information

Communication Committee (i.e. the Newsletter)

Kevin Adams, Lisa Ready, Tabitha Shumard, Chelsea Solomon

.....ShadowGlen.Newsletter@gmail.com

Publisher

Peel, Inc. www.PEELinc.com, 512-989-8905

Advertising advertising@PEELinc.com, 512-989-8905



September Garage Sale

The next Neighborhood Wide Garage Sale is scheduled for September 8th, 8 AM-5 PM. Anyone can join in by placing your items for sale out in your yard/garage the morning of the sale. I will advertise the sale in the Austin, Manor and Elgin papers as well as place signs at the entrances. -Sheila

September Pool Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 10am-8pm
2 11am-8pm	3 10am-8pm	4 Closed	5 Closed	6 Closed	7 Closed	8 1-7pm
9 1-7pm	10 Closed	11 Closed	12 Closed	13 Closed	14 Closed	15 1-7pm
16 1-7pm	17 Closed	18 Closed	19 Closed	20 Closed	21 Closed	22 1-7pm
23 1-7pm	24 Closed	25 Closed	26 Closed	27 Closed	28 Closed	29 1-7pm
30 1-7pm Last day						

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Manor Fire Department HOA Tips

The Travis County Emergency Services District #12, also known as the Manor Fire Department provided ShadowGlen with some simple safety measures we can take to help protect our families and our homes at the annual HOA meeting.

1. Place fire extinguishers in the kitchen and in the bedrooms of your home.
2. Invest in smoke detectors and a carbon monoxide detector.
3. When parking in the street help ensure the fire trucks can safely maneuver through our streets by not parking cars directly across from each other on both sides of the street.
4. Be sure to keep a first aid kit in your home.
5. Develop and practice an exit plan for your family in the event of a fire or other emergency.

Have you ever wondered who pays for the fire department services for our neighborhood? The answer is our property taxes pay for the emergency services provided by the Manor Fire Department.

Citizens on Patrol (COPS)

The Travis County Sheriff's Office took time to attend the ShadowGlen HOA meeting and provide some valuable information to residents.

Each day and night, volunteers take to the streets of Travis County to observe and report any unusual or suspicious conduct. Citizens on Patrol, or COPS drive through neighborhoods in a brown marked car. Because they patrol the entire county, there is no set schedule for when they will patrol ShadowGlen.

We can request a patrol be added to the schedule by e-mailing Deputy James Kitchens at james.kitchens@co.travis.tx.us.

Also, if you would like to become a Citizen on Patrol, you can take a 13-week (1 day per week) training program. COPs do not issue citations for speeding or criminal activity. Their role is to observe and immediately report any suspicious activity.

Deputy Kitchens also gave us some information on keeping your vehicles and property from safe theft. Sometimes you cannot prevent a vehicle break-in, but you can make your car less of a target. If someone does break in to your vehicle, you can take precautions to protect your home, garage and other property.

- Do not leave CD's, laptops or other items in view (thieves do not know what is valuable or not until they break-in and get it)
- Do not leave your garage door opener in your vehicle
- Do not leave spare keys in your vehicle
- Do not leave valuables in the "hiding place" in your vehicle (thieves know these compartments well)
- Consider VIN etching on your vehicle (available through Sheriff's office)
- Get your child an ID card (available through Sheriff's office)
- Get a senior ID card (available through Sheriff's office)
- Etch your driver's license on your valuables (pawn shops must turn in items with etching)

Business Classifieds

Manor Farmers' Market every Weds. 4-8 year round @ Jenny Lane Park. All Local Fruits, Vegetables, Meats, Cheese & Eggs, Games, Crafts and Prepared Foods. For more Information www.localharvest.org.



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ShadowGlen

Fall Festival

The ShadowGlen Social Committee will be hosting a Fall Festival on October 27th. The festival will include snacks, games, and a costume contest. Look for more information in the October newsletter for the time and location!



290 Toll Road Update

Again, this topic was brought up at the annual meeting. There was not much 'new' to report other than that plans have been put on delay for the next few years. There is an environmental study currently being conducted that will take a few years to complete. It was expressed that the delays to 290 are likely affecting the commercial development in Manor, and several examples of possible commercial development were denied by TXDOT due to inability to obtain right-of-ways for some commercial sights located along 290. More to come on this topic as it progresses.

Manor ISD 2007 TAKS Scores

Manor ISD released the results from the 2006-2007 TAKS tests. While no school was classified as Recognized or Exemplary, there was improvement across the board. For a detailed report of the results, you can view an online version of this report here: http://www.manorisd.net/pdf/temporary/2007_TAKS_Press_Release.pdf



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Manor Mustangs

2007 – 2008 Football Schedule

It's the beginning of the school year and football season is upon us. Support your local schools and plan on attending a game!

Date	Opponent	Venue	Result
08/31/2007	Kingsville King	Victoria Stadium	7:30 PM
09/07/2007	Taylor	Taylor Memorial Field	7:30 PM
09/14/2007	Travis *	Mustang Stadium	7:30 PM
09/21/2007	Crockett *	Burger Stadium	7:30 PM
09/28/2007	Lanier *	Mustang Stadium	7:30 PM
10/04/2007	Johnston *	House Park	7:00 PM
10/12/2007	Reagan *	Mustang Stadium	7:30 PM
10/19/2007	McCallum *	House Park	7:30 PM
10/26/2007	LBJ *	Mustang Stadium	7:30 PM
11/09/2007	Elgin *	Wildcat Stadium	7:30 PM

* Conference Game

Scrapbooking Club

The Scrapbooking Club will be taking place on the 2nd Tuesday of every month at 6:30pm. Please come join us. Bring your pictures and your book and come share space, ideas and tools with us while we catalogue our memories.

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ShadowGlen August 2007 Yards of the Month

We are excited to announce the recipients of the ShadowGlen Yard of the Month award for the month of August 2007. One winner was selected from each section of the community. Let us congratulate the following individuals for their hard-work and dedication in creating a beautiful landscape:

We encourage you to walk or drive by each home to see home in person! - ShadowGlen Landscape Committee



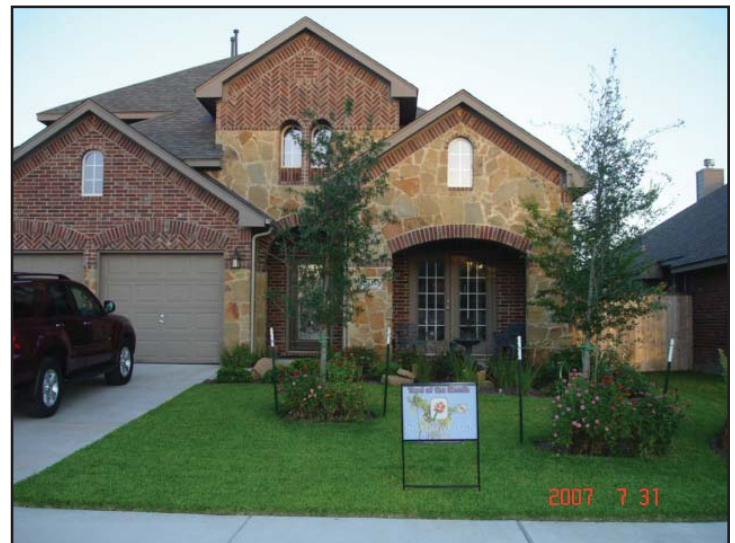
**Grand Prize Winner* - Meadow Ridge – 13705 Shady Ridge*



Fieldstone – 11308 Terrace Meadow



Meadow Glen – 11508 Knapple



High Meadow - 11613 Sun Glass

Classified Ads

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

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

Advertising Information

Please support the businesses that advertise in the ShadowGlen Community Newsletter. Their advertising dollars make it possible for all ShadowGlen 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 ShadowGlen Community Newsletter by advertising, please contact the Peel, Inc. sales office at 512-989-8905 or at advertising@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

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Sendera
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Shadow Glen
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ShadowGlen 2007 Budget Review

The 2007 budget was provided for ShadowGlen residents to review. The review was provided by new property manager, Debra Johnson. She explained the various details of the report to the assembly. If you would like to request a copy of the report, you can e-mail Debra at Debra.Johnson@goodwintx.com. Also, a new Budgetary Committee is in the process of being formed. Much like the other neighborhood committees (Social, Landscape, Communication), the group will be formed by residents of ShadowGlen. The purpose of the committee is to help provide a voice to the developer in how we'd like to see our HOA money spent. There was also some questions surrounding the current HOA due dates. Some residents expressed interest in changing the payment structure to either a different date (not directly after the holidays), or possibly to an 'installment' plan so that not all is due at once. The recommendation was to pose your interest to the Budgetary Committee if this is something the community would like to see. At the time of this writing, we do not have a set of names for this new committee, but if you are interested, please contact Debra.

HOA Meeting Questions and Answers

This section includes additional questions that were posed at the HOA meeting.

Q: What can be done about rental and lease properties with poorly managed lawns?

A: The first steps include a series of notices and fines sent to the home. If after repeated notices and fines, the house has still not complied, ShadowGlen will perform a 'forced' mowing.

Q: Who do we contact about the ShadowGlen Golf Course?

A: Call the ShadowGlen Golf Course at: (278-1304) and website (<http://shadowglengolf.com>).

Q: Are pit bulls allowed in the community? Is it against the ShadowGlen CCRs to own one?

A: The answer was 'not sure.' Debra and Sheila will be researching and responding back.

Q: Are some of the road repairs a mixture of asphalt and concrete? The coloring looks odd.

A: They are all done in asphalt (not concrete), but it may look different due to the nature of the initial coloring. Over time, the colors will fade.

Q: Who manages the ditches and roads in ShadowGlen? Is it the City of Manor?

A: The utilities are managed by Travis County Mud#2. The contractor that builds the road is responsible for maintenance up to 1 year, and after that one year period, Travis County is responsible for the future maintenance of the roads.

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National Night Out

National night out (held on August 7th) went over as a great success. Many neighbors congregated at the ShadowGlen Amenity Center to enjoy the extended evening pool hours.



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