



Courtyard Caller

OFFICIAL COURTYARD NEWSLETTER

Courtyard Homeowners Association, Inc.

November 2007

Volume 6, Number 11

Greetings Members

Just a reminder that your Courtyard Homeowners' Association's (HOA) Board of Directors (Board) meets, with few exceptions, at 6:30 p.m. on the third Tuesday of every month, in the clubhouse of the Courtyard Tennis & Swim Club. Board meetings are **OPEN TO ALL MEMBERS** of the HOA. Notice of these meetings and the proposed agenda can be found at the main entrance to the Courtyard the week before, and the agenda can be accessed through the Courtyard website, www.courtyardhoa.org.

If you are wondering why this reminder is going out with the newsletter at the beginning of the month, it is simply because we recognize that busy people, who are paying attention to their driving, do not always happen to see the notice and/or do not have time to stop and pick up a copy of the agenda as they pass by the entrance. With an earlier "heads up," the Board hopes more Courtyard residents will be encouraged to plan some time to attend at least a portion of these meetings throughout the year. This is one of the best opportunities members have to learn more about a matter of interest to them and to have a positive impact on a pending decision through their ability to ask questions and present their own ideas to the Board.

Finally, in this month that is associated with stopping to think about the many good things in our lives, the Board thanks all our residents who, together, help make the Courtyard a great community in which to live. Special appreciation goes to those who make the effort to watch their speed as they travel through our neighborhood streets. Driving slowly helps make the Courtyard safer for children playing and for our many walkers, runners, cyclists, and animals (both domestic and wild), particularly during the shorter days of fall and winter.

Best wishes to all for a happy and safe Thanksgiving!
Your Courtyard HOA Board

City of Austin's New Outdoor Watering Rules – FAQ's

by Bill Meredith

Area Development and Zoning Liaison

Note:

- The City of Austin's (City) new outdoor watering rules are effective October 1, 2007.
- On October 1, 2007, scheduled watering days and times became mandatory for commercial and multifamily properties. "Commercial properties" specifically includes the common areas owned by homeowners' associations.
- On May 1, 2008, the residential property watering schedule becomes mandatory.

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What are my watering days?

Single family homes (including duplexes, triplexes, and fourplexes), watering days are determined by street address, not zip code:

- Odd numbered addresses: Wednesday and/or Saturday
- Even numbered addresses: Thursday and/or Sunday

Commercial and Multifamily customers (including common areas of condominiums or homeowners' associations):

- Tuesday and/or Friday

Are the watering days in effect year round?

- Yes – for commercial and multi-family customers
- No – mandatory watering rules are in effect for residential customers from May 1 through September 30.

What time of day can I water?

- If you water with an automatic irrigation system, you may water before 10 a.m. and after 7 p.m. This applies to all customer classes and is in effect year round.
- If you water with a hose-end sprinkler, from May 1 to September 30, you may water before 10 a.m. and after 7 p.m. on your designated watering days. There is no time of day restrictions for hose-end sprinklers during the rest of the year.

What about watering with a hand-held hose?

- You can water with a hand-held hose or bucket any time of day and any day of the week.

(Continued on page 2)

**Don't want to wait for the mail?
View the current issue of the
Courtyard Homeowners Association
Newsletter on the 1st day of the month
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COURTYARD CALLER

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FAQ's - (Continued from page 4)

If I see a violation of the watering ordinance, what do I do?

The best thing to do is call the City's Water Conservation Department (974-2199), email watercon*at* ci.austin.tx.us, or use the City's online reporting form. Persons are asked to provide as much information as possible; i.e., address, time, date, location, type of violation).

What are the potential consequences once a report is submitted to the Water Conservation Department?

The Water Conversation Department wants first to educate people about the proper way to water their landscapes and assist them in complying with the ordinance. Often violators are not even aware of the problem and can make corrections immediately. However, violations are a Class C misdemeanor and customers who refuse to comply can be cited.

Why is the City mandating watering restrictions when we've had no much rain?

The watering rules are designed to last for many years, regardless of annual weather variations. By setting a watering schedule that is easy to follow and to remember, the City is hoping to help customers use their water more efficiently. Twice a week is more than enough to maintain healthy, green landscapes and build strong root systems that can withstand drought.

How will these restrictions save water? Twice a week offers more watering days than the old five-day schedule.

The new schedule will save water by being easier to remember and easier to follow. The Water Conservation Department's irrigation staff found that only 12 % of the properties they audited were following the five-day schedule, and over 60% were watering more than twice a week. Getting that 60% of the customers to water just twice a week will result in large savings. In addition, many customers will find that their landscapes will do well on just a weekly watering, something that was difficult under the five-day schedule.

Does the watering ordinance prohibit people from washing their cars or sidewalks or other hard surfaces?

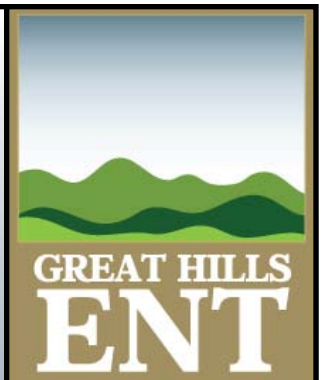
The new watering rules only restrict car washing or washing down sidewalks or other hard surfaces if increased watering restrictions become necessary. (For example, the last time the City imposed Stage 2 restrictions was in summer 2007.) The City recommends, however, that you use a broom to clean your driveway or sidewalk rather than water, and if you are washing your car, make sure there

(Continued on page 3)

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FAQ's - (Continued from page 2)

is a nozzle on the end of your hose that allows you to easily shut off the water when not in use.

I'm putting in a new landscape. Do these restrictions apply to me?

Commercial customers who are installing new landscapes may apply for a one-week variance from the watering restrictions by submitting a "Notification of New Landscape" form (pdf) at least one day prior to installation. Variances are not appropriate for seasonal color beds.

What if I can't water my entire property in only two days per week?

Large properties where the irrigation system is incapable of covering the property within the mandatory time frame may apply for a variance. You must submit a completed "Variance Request Form" (pdf) along with a site map and proposed watering schedule. Do not deviate from the mandatory schedule until you receive approval, typically issued within five (5) business days.

Are there other situations that would allow for a variance?

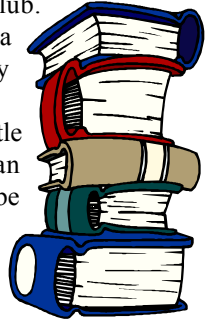
In very limited circumstances, the City may grant variances from either the watering day and/or time of day restrictions. Variance forms are available for download. Please note that variances will not be granted for overseeding lawns, conflicts with trash pick-up, or lawn maintenance schedules.

Book Club Meeting

The Courtyard Book Club will meet at **1:00 p.m. on Tuesday, November 13**, at the Courtyard Tennis Club.

Please join your neighbors for lunch and a discussion of this month's selection written by Sarah Gruen, "Water for Elephants."

Looking ahead, we will have a slightly little different format in December. Rather than everyone reading one book, attendees will be asked to bring one of their personal favorites and discuss with the group why or what made that book so appealing. Watch this column for the details in your December newsletter!



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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REMEMBER, PLEASE:

Austin leash laws require all dogs to be on a leash when off the owner's premises.



Area Developments –Update

Federal Impacts on Billboard Controversy

by Bill Meredith

Area Development and Zoning Liaison

Despite the clear language of the federal Highway Beautification Act and its own regulations, requirements for federal rulemaking, and promises to conduct highway safety research, the Federal Highway Administration (FHWA) of the United States Department of Transportation issued a "guidance memorandum" on September 25, 2007, that will allow the construction of thousands of digital billboards along interstate and federal-aid highways.

If you are interested in learning more about this federal action and local area activities concerning recent efforts by local businesses to gain permission to construct billboards along our Central Texas scenic highways, see "Scenic America Responds to FHWA Guidance on Digital Billboards." <http://www.scenic.org/pdfs/prdigitalsigns.pdf> and for a copy of the FHWA's September 25 memorandum see <http://www.scenic.org/pdfs/fhwyguidance.pdf>.

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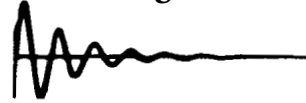
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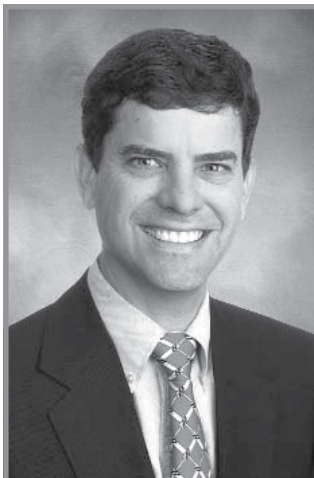
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THANKS

November is the month where thoughts of gratitude fill the air. We thank our neighbors for following our home owner regulations.

- parking boat trailers off the streets
- storing garbage cans in the garage, except for pick-up
- maintaining well groomed yards
- repairing fences, and
- focusing flood lights away from neighbors' windows

We appreciate the good spirit of our community, a collection of kindly and rational people who have been helpful and worked with us.

All of us working together have created and maintained the beauty of the Courtyard. Congratulations to us, and thank you.

Your Compliance Committee

Recipe of the Month:



Struedel

- | | |
|---------------------------------|-----------------------------|
| 2 cups flour | canned apple pie filling |
| 1 C oleo | 1 C powdered sugar |
| ½ pt. sour cream or half & half | slivered almonds (optional) |

Cut oleo into flour, stir in sour cream. Refrigerate overnight. Cut in half; roll each half out to a 16x10" rectangle. Fill center with canned pie filling. Fold over sides & ends. Bake in 350° oven 50 minutes. About 15 minutes before taking out of oven, sprinkle with almonds if desired. Combine powdered sugar & 3 T water to make icing. When cool, drizzle with icing. Any flavor pie filling may be used.

If you would like to submit YOUR recipe to The Courtyard Caller email it to LouBetty@aol.com.

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Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

	9				5	6	3	
			6		4	1		
		3						
			2	5	8			
2	6			3				1
		5	7					
1			9					5
3		8			9			
			5					4

*Soution at www.PEELinc.com

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Set Your CLOCKS Back



Daylight Saving Time- Fall Back

On August 8, 2005, President George W. Bush signed the Energy Policy Act of 2005. This Act changed the time change dates for Daylight Saving Time in the U.S. Beginning in 2007. On the first Sunday in November, clocks are set back one hour at 2:00 a.m. local daylight time, which becomes 1:00 a.m. local standard time.

Many fire departments encourage people to change the batteries in their smoke detectors when they change their clocks because Daylight Saving Time provides a convenient reminder. A working smoke detector more than doubles a person's chances of surviving a home fire. More than 90 percent of homes in the United States have smoke detectors, but one-third is estimated to have dead or missing batteries.

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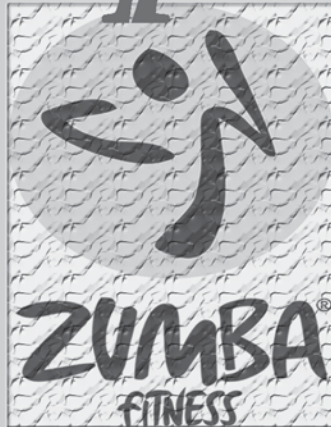
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