



## NEIGHBORHOOD NEWSLETTER

### *Board Bytes:*

**Mark your calendars:** Monthly meetings are open and always the third Tuesday of the month at 6:30 at the building near the Westlake mailbox cluster. (we do not meet in December and July)

**Annual Meeting will be Tuesday January 20, 2009,** 6:30 pm, Austin Country Club Board Room.

Come meet your neighbors, voice concerns to the board and elect 2 board positions.

**Architectural Review Forms: (ARB)** – architectural review please contact Earline Wakefield at Goodwin Management 502-7526 or earline.wakefield@goodwintx.com before embarking on any project. House plans and exterior modifications should now be submitted electronically. If plans are not submitted in an electronic format, the homeowner will be charged \$50 to put it in an electronic format. This allows the records to be reviewed by the ARB more efficiently and plans stored with minimal space.

**Check out the Davenport website for ARB forms and info !!** [www.davenporttranch.org](http://www.davenporttranch.org) **if you have forgotten your password and user name contact Brad Weatherford at** [bradweatherford@austin.rr.com](mailto:bradweatherford@austin.rr.com)

**Watering:** If you see sprinklers running in the common areas during the day, there may be a problem with our sprinkler system. Please contact Earline Wakefield at Goodwin management immediately so the problem can be addressed.

**Finance:** An audit of the 2006 financial record was performed last year and the board has engaged an audit for 2007 as well. The 2009 budget was approved and will continue to give a \$60.00 discount for a total of \$150 annual DRNA dues

**Security:** Dave Knutson, our new commander in this area (Baker Sector- Central West district) attended the meeting to discuss the structure of APD and get feedback from us about the needs in Davenport. He handed out a resource manual to deter theft etc. See the website under announcements for these resources. The constables are patrolling about 30 hours per week in our neighborhood, varied hours throughout the week. Please continue to call 911 in emergencies (a door to door solicitor is a 911 call) and 311 for non emergencies

(issues that are ok to take up to a week to respond). This will help the patrol to identify peak times and needs of the neighborhood. Always be a watchful neighbor. Brad Weatherford has been attending police forums on a quarterly basis to be Davenport's voice to APD.

Please report all theft, accidents to APD so that they have it in their database. It is our hope that APD will increase their monitoring of this area based on activity reported. Some vehicle theft has been reported in the neighborhood due to doors being unlocked with expensive items in sight.

Please remember to lock your doors and keep expensive items (purse, ipod, CD's computers) hidden or on your person.

The more you contact David Knutson about issues in our neighborhood the more likely we will have APD presence here. His phone # is 974-5917, email davidknutson@ci.austin.tx.us.

You can also join a central west Austin yahoo group to stay informed of APD issues in our area. <http://groups.yahoo.com/group/centralwestdr/>

Speeding continues to be a safety issue in Davenport especially cut through traffic during rush hour down Riva ridge to Carryback and down Longchamp. Please email Brad Weatherford at [bradweatherford@austin.rr.com](mailto:bradweatherford@austin.rr.com) to report speeding issues. Dave Knutson from APD says he will try to get the trailer back out into the neighborhood to deter speeding.

Proceed slowly down the Waymaker hill especially when wet. SLOW DOWN on Longchamp.

#### **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 by the deadline.

**WEBSITE:** 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.

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

*(Continued on page 3)*

# 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  
best choice for serious problems

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

Austin Water Utility ..... 512-494-9400

Texas Gas Service Customer Service ..... 800-700-2443

Time Warner Cable Customer Service ..... 512-485-5555

Phone Payments ..... 512-485-6500

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. .... 512-263-9181  
Adv./Kelly Peel ..... 512-263-9181

## 2007 Davenport Ranch Neighborhood Association Board of Directors

### President:

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

### Vice Presidents:

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

Brad Weatherford . website/NB Watch .....  
..... BradWeatherford@austin.rr.com

Vito Fabiano, Architectural Review .....  
..... vito-fabiano@hotmail.com

Michael Allen, Architectural Review Board .....  
..... rma@austin.rr.com

### Treasurer:

Don Neville ..... don.neville@tatumllc.com

### Secretary:

Joe Thrash, Architectural Review ..... jthrash@austin.rr.com

### Association Manager

Earline Wakefield ..... earline.wakefield@goodwintx.com

Goodwin Management, Inc

11149 Research, Suite 100 • Austin, Texas 78759-5227

Office 512 502-7526 • Cell: 512 470-5104 • Fax: 512 346-4873

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- Golf Course Communities
- Leases

# Davenport Ranch

Board Bytes - (Continued from cover page)

**Neighborhood Watch:** contact Brad Weatherford (bradweatherford@austin.rr.com) if you are interested in serving as a Block Captain. A map of Davenport has been created which can be used by the constables and the neighborhood watch group to quickly see where there are breaks in the watch coverage. Someone from your neighborhood watch area will be contacting you soon to get your email address and names for quick communication of any problems that may occur in your area.

**Mailboxes:** The bulletin boards are up. If you would like something posted please send to Earline Wakefield, our property manager and she will post it for you. If you still need a key, contact Meredith Landry at 512 663-9680. The blue mailbox was relocated to Davenport Village by the liquor store. All outgoing mail can be deposited in the slot marked outgoing and will be collected with your carrier delivery.

**Social:** Leslie Boldrick has volunteered to be the social coordinator this year. She is a new resident to Davenport. Please contact her at laboldrick@gmail.com if you have questions or ideas or would like to help. Future gatherings for all ages will be announced. Mark your calendars next year for another Davenport Memorial day party.

**Landscape:** Island trimming was done. The board is revising the plan and seeking a contractor to complete the work. It is the boards hope the upgrade will begin this winter. Entrances into Davenport are Master association responsibilities.

**Sidewalks:** up Waymaker has been settled with the parties involved. We hope to get sidewalks completed throughout the neighborhood over the next few years. Mike Beiter and Meredith Landry met with Brewster McCracken in September to discuss possible bike lanes in addition to sidewalks in the platted areas within Davenport

**Master:** Hidden park road paving is complete with additional parking spaces being added. The apron from the street to the road and sidewalk have been held up due to a variance the fire dept needs to grant to the paving company since it exceeds a 15% grade. It will be poured when the variance is granted or the road company will need to adjust the grade. The autogate is installed and card distribution for use of the gate will occur once it is operational. Fire control measures continue in the greenbelt spaces. This will be an ongoing project to minimize fire damage to properties in Davenport. There are 2 crews now working in Davenport. DRMNA (Davenport

Ranch master neighborhood assoc) held their annual meeting Dec 8. Mike Ayers was elected to another 3 year term. Tom Goebel is the new treasurer. The master approved \$ to address some park and playground upgrades once the road is complete. The road upgrade is on budget. Any questions regarding the playground, hidden park road or the greenbelt clearing should be directed to Earline Wakefield at Goodwin Management.

The master association continues to address the traffic issues at Waymaker and Westlake drive with TXDOT and COA. Please contact your city council members and TXDOT officials with your comments about these intersections.

**Survey results:** All subassociations but 3 turned in surveys Top 4 were

Landscape 251, Security : 233, Trail 227and Playground : 191 ,

**New business:**

DRNA board has requested the property manager to have the concrete removed from the roads deposited by construction vehicles

The community policies were reviewed and will be undergoing an update this year.

**Bobcat/Coyote Warning:** roaming around the Church Hill downs and Longchamp areas. Please keep all food inside for your pets. We have requested that a trapper come and relocate the animal due to its recent close encounters with a neighbor.

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| <b>MONEY MARKET</b>   | <b>2.63%</b> APY<br>\$75,000 to \$124,999  | <b>SHARE CERTIFICATES</b><br><small>A MIN. DEPOSIT OF \$100 IS REQUIRED</small> |  |
|   | <b>2.84%</b> APY<br>\$125,000 to \$174,999 |   | <b>3.44%</b> APY<br>12 Months          |
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|   | <b>5.20%</b> APR*<br>72 Months             |   | <b>3.75%</b> APY<br>24 Months          |
|   | <b>3.65%</b> APY<br>36 Months              |   | <b>3.85%</b> APY<br>36 Months          |
|    |  |   |  |
| <b>14 LOCATIONS</b>   |  |   |  |
| <b>ACCOUNTS ARE NOW INSURED TO AT LEAST \$250,000.</b>  |  |   |  |
| <small>*Annual Percentage Rate. All rates expressed are "as low as". **Austin Telco will pay all standard closing costs on Home Equity loans below \$100k. Additional non-standard fees will be the responsibility of the member. Credit qualifications apply. ***Rate applies to 1st lien commercial real estate loans with a loan to value of 80% or less construction/development loan rates/terms may be different. No Pre-payment penalty. Please call for details. **Annual Percentage Yield. Penalties for early withdrawal may apply. Actual rate may vary depending on credit qualifications. All APRs, APYs and terms are subject to change without notice.</small> |  |   |  |

|   |  |
|---|--|
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|---|--|



# Davenport Ranch

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## Davenport Ranch Neighborhood Association Annual Meeting

Tuesday January 20, 2009, 6:30 pm  
Austin Country Club - Board Room

## Board Nominee Biography

### *Nancy Utkov*

I have lived in Davenport Ranch for 14 years. When Mark and I moved here we had 3 small children who had many activities, all in different directions. I served on the Bridge Point Elementary School Board, National Charity League Board (twice), Memphis Jr. League and chaired the Barton Creek Swim Team. I organized the first Science Day for Bridge Point.

I enjoy reading, painting, jogging and travel. I am a realtor with Coldwell Banker United which I thoroughly enjoy it. I love meeting and visiting with new people and feel that everyone should know their neighbors and enjoy the neighborhood. Now that my kids are in college, my last graduates this May I am able to take some time to devote to the neighborhood.



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## Dear Property Owner:

The Annual Meeting of the Davenport Ranch Neighborhood Association will be held at the Austin Country Club on January 20, 2009 beginning at 6:30 p.m. in the Board Room.

The Agenda is as follows:

- Call to Order
- Establish a Quorum
- President's Report
- Directors' Report
- Financial Report
- Election of Directors (Two Positions)
- Items from the floor
- Adjournment

IMPORTANT!!! If you are unable to attend, please return the proxy by one of the methods listed on the proxy.

If you wish to be considered for the Board of Directors or to nominate someone for the Board of Directors, please complete the attached "Nomination Form" and return it to our office by no later than January 16, 2009.

REMINDER: If you are planning on doing any exterior construction, renovation, or remodeling, you must obtain written approval of the association's Architectural Review Board before commencing any work. Please contact me for a copy of the information that must be submitted in order to obtain the approval.

On behalf of the Board of Directors,  
Earline J. Wakefield, Property Manager

## 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, 512-263-9181 or [kelly@PEELinc.com](mailto:kelly@PEELinc.com) for ad information and pricing.

## Errands a Go-Go

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# Davenport Ranch

Davenport Ranch Neighborhood Association, Inc.  
11149 Research Blvd, Suite 100, Austin, TX 78759-5227  
Voice (512) 502-7526 Cell (512)470-5104 fax (512) 346-4873  
Earline.Wakefield@goodwintx.com

## BOARD OF DIRECTORS NOMINATION FORM - 2009 ANNUAL MEETING

1. \_\_\_\_\_ Address: \_\_\_\_\_
2. \_\_\_\_\_ Address: \_\_\_\_\_

Two directors will be elected at the Annual Meeting. Please print the names of homeowners who you think would be interested and qualified to run for a position on the Board of Directors of the Davenport Ranch Neighborhood Association, Inc. Please request the homeowner's permission before nominating.

**IMPORTANT: This is not a ballot. The Board of Directors will be elected at the Annual Meeting.**

Your nomination form must be received in the Goodwin Management office by Friday, January 16, 2009 to be included on the ballot at the meeting on January 20, 2009. Nominations will also be taken from the floor.

### Delivery Method of Nomination Form:

1. Fax to: 346-4873
2. Email to: Earline.Wakefield@goodwintx.com
3. Mail to arrive by January 16: 11149 Research Blvd., Suite 100, Austin, TX 78759-5227

**If you have questions, please call Earline Wakefield 502-7526.**

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# Davenport Ranch

## PROXY

I, \_\_\_\_\_, hereby designate Meredith Landry, President (or) \_\_\_\_\_ as my proxy to represent me and cast any votes in my name at the Annual Meeting of the members of Davenport Ranch Neighborhood Association on January 20, 2009

MEMBER SIGNATURE AND DATE

PRINTED NAME AND ADDRESS

*THIS PROXY MAY BE WITHDRAWN IF THE ABOVE SIGNED MEMBER IS PRESENT.*

### Delivery of Proxy Methods:

1. Your proxy may bring it to the meeting
2. You may fax it to 346-4873
3. You may email it to Earline.Wakefield@goodwintx.com
4. You may mail it to 11149 Research, Suite 100, Austin, TX 78759-5227

### For Office Use Only

This proxy mailed to:

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Quite simply, Liz knows these homes and neighborhoods like the back of her hand and she uses this in-depth knowledge and expertise to help others make the most of their opportunities in Davenport Ranch. For your next home purchase or sale here, turn to the resident expert. Call Liz Newell today and *Let's Make it Happen!* When you call, be sure to ask for a complimentary copy of her special report "**7 Insider Secrets On Showcasing Your Home for a Successful Sale.**"

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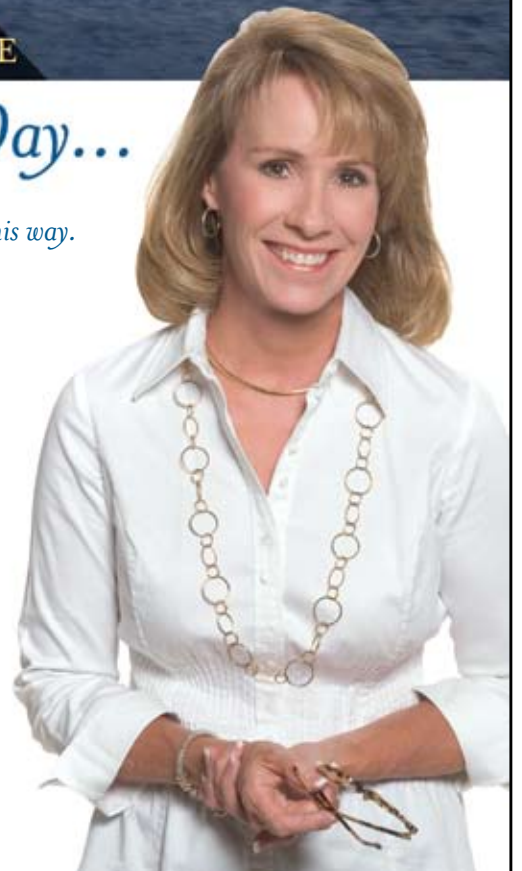
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