



NEIGHBORHOOD NEWSLETTER

HISTORY OF DAVENPORT RANCH

And More!

- 1.) In the 1970's, a few families owning farms and ranches along Lake Austin wanted to share their scenic grounds with a growing population of Austinites and entered an agreement with the State of Texas to subdivide these grounds into smaller tracts. The terms of this agreement are forever attached to these grounds and are described within a Deed, or instrument that conveys ownership of property, containing terms that follow the land and attach to any and all of its owners. At present, these are called Conditions, Covenants and Restrictions (CC&R's). Owners accept these when purchasing properties within Davenport Ranch Subdivision. From a laymen's perspective, CC&R's are laws that apply to the property and an owners' use of it.
- 2.) The CC&R's of Davenport Ranch Subdivision provide that property owners are members of two not-for-profit legal entities, known as Owner Associations (OA). The Owner Associations exist to guarantee the survival of the agreement between the State and private property owners. In other words, to enforce CC&R's, as well as promulgate Community Policies designed to advise owners in matters that are not within the CC&R's and considered desirable by the leadership of the OA's, recognized as a Board of Directors. Within Davenport Ranch Subdivision there are a Master Association and Neighborhood Associations, and these Boards collect annual dues from each property owner to spend at its respective discretion in satisfying the terms of the agreement, CC&R's, and Policies.
- 3.) The Master Association collects dues from each and every owner within Davenport Ranch Subdivision and uses these funds for maintenance and insurance matters of common grounds. At present, it spends excess dues on a security patrol service. The Neighborhood Association collects from the specific phase and section within Davenport Ranch subdivision. In general, the phase and section correlates to a residential development regime, for example low-density single-family residential, high-density single-family residential, and so forth. Like the Master, the Neighborhood Association uses these funds for maintenance and insurance matters of common grounds. At present, it spends excess dues on landscaping, neighborhood communications, and other social activities. Every Davenport Ranch Subdivision property owner should volunteer and serve on its Boards and the Committees sponsored by them.

Controlled Burn in Wild Basin

Many of you may have received a letter from the City of Austin discussing the small (7 acrea) pilot burn that will be conducted sometime between Oct 19-March 1,2010. This is part of the Vireo Research Area in the middle of the Wild Basin area. The purpose of the burn is to reduce wildfire hazards and to improve nesting habitat for the endangered black capped vireo.

The exact date will be sent out to local news networks 12-48 hours in advance. The burn will be complete in one day.

The burn will be managed by the Austin Water Utility's Wildland Conservation Division, US Fish and Wildlife Service, The Nature Conservancy, the Texas Forest service and local Austin and Westlake fire departments. These organizations have committed to ensuring the burn will be carried out safely and effectively.

As it is possible that area residents may encounter some smoke, the fire manager has requested persons who have health problems that may be impacted by the smoke contact Glen Gillman, fire management specialist, 512 972-1683 or [Glen.gillman@ci.austin.tx.us](mailto:gillman@ci.austin.tx.us)



Davenport Ranch

IMPORTANT NUMBERS

DAVENPORT - CENTRAL WEST DISTRICT OF POLICE DEPT NEW BAKER 4 DR SENIOR PATROL OFFICER

Darrell Grayson 512-947-5242
.....Darrell.Grayson@ci.austin.tx.us

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 Collection494-9400
Lost mailbox key, Jim Howe; jimhowe@cox.net844-4222
Streetlight Problem505-7617
Street Signs: Bridge & Street, Sam West974-8775
Street Sign Replacement457-4885
Hazardous Waste974-4343

2009 DAVENPORT BOARD

President:

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

Vice Presidents:

Mike Beiter..... custombuilder@austin.rr.com
Scott Rhodes.....scottrhodes@hotmail.com
Nancy Utkov, Architectural Reviewnutkov@cbunited.com
Matt Matthews matt@mattmatthews.com

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Don Neville don.neville@tatumllc.com

Secretary:

Joe Thrash, Architectural Reviewjthrash@austin.rr.com

Association Manager

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

MANAGEMENT INFORMATION

Goodwin Management, Inc
11149 Research, Suite 100 • Austin, Texas 78759-5227
Office 512 502-7526 • Cell: 512 470-5104 • Fax: 512 346-4873

NEWSLETTER PUBLISHER

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OFFICE HOURS

Convenient office hours are
Monday 9 am - 5 pm
Tuesday - Thursday 8 am - 5 pm
Fridays are reserved for surgical procedures.



Davenport Ranch

Davenport's New Austin Police Dept. Representative

Hello, I'm Officer Grayson and I will be your new District Representative. I was born and raised in Tulsa Oklahoma (oops) had no choice in the matter lol. I have Five years Law Enforcement from that state. I moved to Texas in 1996 and worked as a sales rep for Frito Lay before joining APD in 2001. I am married with three children and we all live in Round Rock (Forest Creek). Helping people is my passion and I look forward to working with the Davenport Neighborhood Association, feel free to call 974-5242 or Email Darrell.grayson@ci.austin.tx.us with any concerns or questions.

**Please pick up after your dog!! None
should have to scoop up
after other peoples dogs!!**



THE PARTY'S OVER

Decorating homes, yards, trees and all other exterior objects has become a great holiday tradition. In fact, the urge to "decorate" is no longer limited to the Christmas season. Halloween and other holidays are coming into their own as well. Davenport Ranch is no exception; during October, November and December almost every home expresses the owner's interpretation of the holidays.

However, what is considered a good scare for the kids in October no longer fits by November 15th and the lights that were festive in December are definitely becoming unsightly by mid-January. You might think it will save you some trouble to just leave certain elements in place year around. However, your neighbors probably think otherwise.

Fifteen days after the holiday should provide plenty of time for removing all holiday decorations. After thirty days, we will begin sending reminder letters that your decorations have entered the "unsightly zone".

Meanwhile, enjoy the fun and beauty of the season and please accept my wishes that everyone in Davenport Ranch have happy holidays right through the new year.

Earline Wakefield
Property Manager
Goodwin Management, Inc.

FAMILY fun night

November 1 - 5-7 pm

Great Hills Baptist Church | www.ghbc.org

10500 Jollyville Road . Austin, Texas 78759 . 512.343.7763

Sunday Morning Schedule

9:30 . Blended Worship

11:00 . Contemporary Worship

9:30 & 11:00 . Bible Life Groups (all ages)

Travis County Constable PCT#3

8656-b Highway 71 West, Austin, Tx 78735, (512) 854-2107

To the Residents of Davenport Ranch Community;

I would like to take a few minutes of your time to introduce you to the agency and the deputies who are responsible for patrolling and security in your neighborhood.

First of all i would like to start with constable richard mccain, who is on his second term as a constable for travis county constable precinct #3 and the following deputies who have been assigned to patrol and secure the community.

- Deputy A.Cerrillo Corporal #307
- Deputy S.Flores Corporal #306
- Deputy C.Beize #317
- Deputy G.Agiewich #320
- Deputy S.Sexton #319

So if you see any of our deputies in your neighborhood, please feel free to flag them down and get to know our deputies personally. All of our deputies are here to assist and make sure that this neighborhood is secure at our best.

With the major holidays coming up, i would like to give a few tips and information on how to protect your property and belonging. If

you are planning on leaving town, please contact your homeowner association to give them the following information

- The length of time you are planning on being gone.
- The number that they can contact you in case of an emergency.
- Your house alarm code.

This way your homeowner association can pass these information to us and let us know about your absence so that our deputies can be on alert.

And also;

- Let your friends or someone in the neighborhood (someone that you can trust) know that you're going to be gone and ask if they can help you with the house sitting or come to the house to turn on the different lights (both exterior and interior). This method will help giving the appearance that someone is home.
- If you have a timer to turn on different lights around the house "do not forget to set them before you leave".
- Allow a neighbor to park a vehicle in your drive way to also give the appearance that someone is home.

(Continued on page 6)



iPod and iPhone SERVICES

Giving an iPod or iPhone?

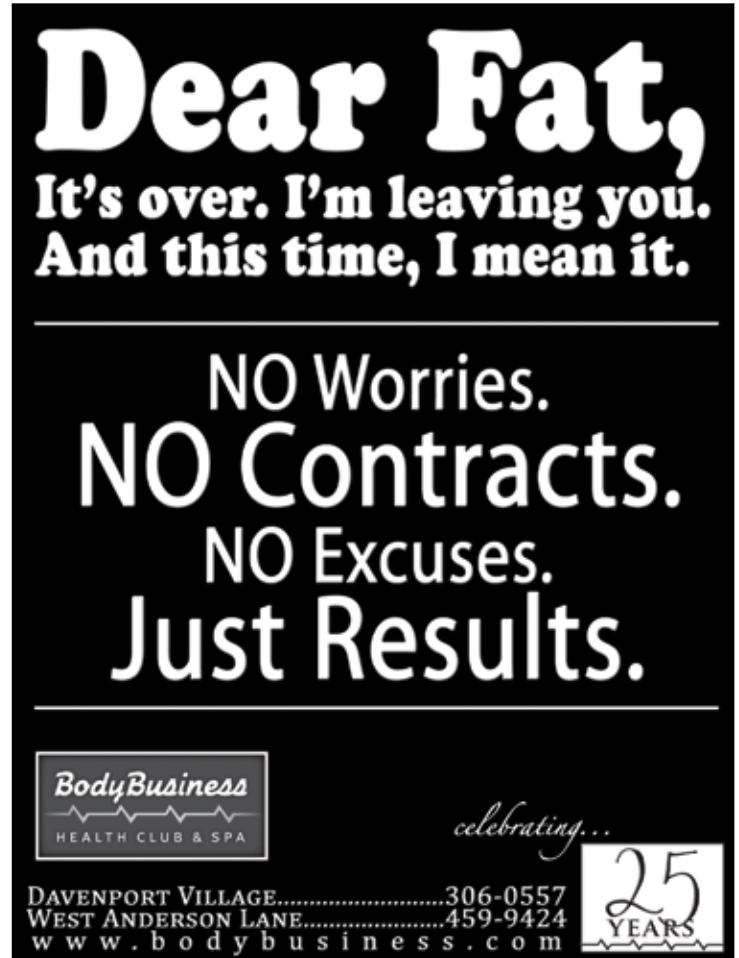
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Davenport Ranch

Travis County Constable PCT#3 - (Continued from Page 5)

Another safety tip that I would like to bring to your attention is that if you are out shopping, please remember to take the time to place all your shopping bags and personal belongings in your trunk to keep them from being visible and tempting to the thieves. If you don't have a trunk (suv/hatchback) placing them on the floorboard and covering them with a blanket that is the same color as your car interior. This may help reduce the risk of your belongings from being visible. Please remember "hide your things...Lock your car... And take your key".

Please note that during the holiday the crime rate is usually higher, so please take the time to make sure that all your belongings are not visible to the thieves, your car is locked at all time and before leaving the house please make sure that your alarm is set and all the windows and door are locked. Don't forget that you can help lower the risk of being a victim.

Last but not least please dial 911 in case of an emergency and 311 for all non-emergency situations if needed.

On behalf of our agency and deputies we wish you a safe and happy holiday from all of us.

Thank you
Cpl. A. Cerrillo #307


Recipe of the Month String Bean Casserole

- 4 cans French style green beans, drained
- 1 lb. Velveeta cheese
- 1 medium jar pimentos
- 1 large can mushrooms
- ¼ lb. butter or margarine
- 1 large green pepper, chopped
- Ritz crackers or sliced almonds



Melt butter. Saute green peppers. Add cheese to melt. Add beans, mushrooms, and pimentos. Put into baking dish and sprinkle with Ritz cracker crumbs or sliced almonds. Bake at 350° for 25 minutes.


If you would like to submit YOUR recipe email it to articles@peelinc.com.



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WHAT IS THE MASTER ASSOCIATION?

You will soon be receiving your dues statements for 2010. That will trigger the onset of questions about why there are two sets of dues. The inevitable question is, "What does the Master Association do?"

The Master Association is responsible for those things that no one sub-association could do on its own. For example, the entrances to Davenport Ranch, the antique light fixtures, the planting in the medians, the holiday decorations are all the responsibility of the Master. Those are the features that give Davenport Ranch an appearance that is consistent throughout the community.

The Master also provides the Constable patrols that include all of the sub-associations giving everyone the same level of security.

Most recently, the Master completed Hidden Park improvements which started with paved access as well as a gate to control

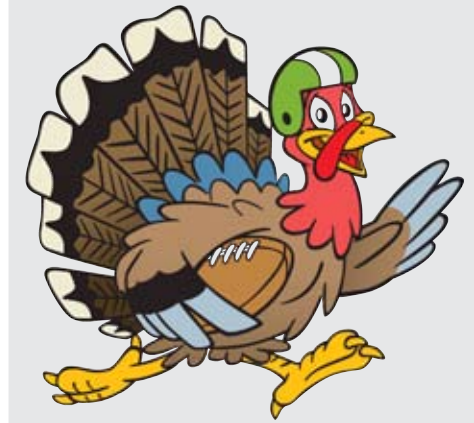
access. The tennis court has been renovated and plans have been reviewed for improving the children's play area.

What the Master does not do is enforce restrictions. Restrictions vary from sub-association to sub-association and it is the responsibility of each neighborhood to enforce its own rules. Each neighborhood is also responsible for the landscaping within its borders.

Each sub-association is a member of the Master Association and sends a delegate to the Annual Meeting to cast votes equal to the number of lots in their sub-association. Those delegates also elect the members of the Master Association Board.

I hope this helps with the question of why you are paying two sets of dues.

Earline J. Wakefield
Property Manager



Happy Thanksgiving!

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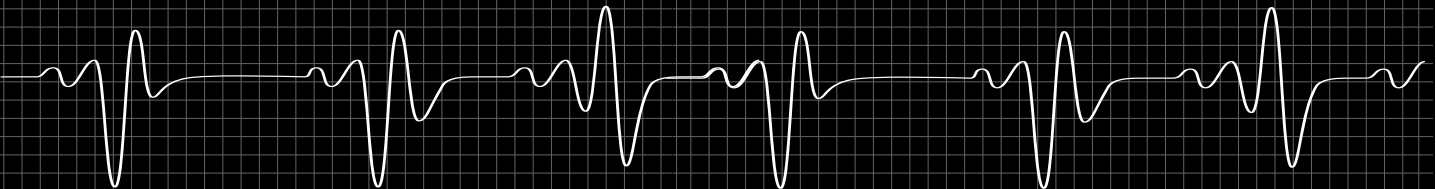
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Stags Leap Chardonnay.....	Was..\$28.99 / Now ..\$19.99
Ferrari Carano Chardonnay.....	Was..\$28.99 / Now ..\$19.99
Sonoma Cutrer Chard Russian River..Was..\$26.99 / Now ..\$20.99	
Cuvaison Chardonnay	Was..\$24.99 / Now ..\$18.99
Simi Russian River Chardonnay.....	Was..\$24.99 / Now ..\$19.99
Santa Margherita Pinot Grigio	Was..\$26.99 / Now ..\$19.99
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Chateau St. Jean Chardonnay.....	Was..\$14.99 / Now ..\$10.99
Toad Hollow Chardonnay.....	Was..\$14.99 / Now ..\$10.99
Simi Sauvignon Blanc.....	Was..\$14.99 / Now ..\$10.99
Edna Valley Chardonnay.....	Was..\$13.99 / Now ..\$10.49
Clos du Bois Chardonnay	Was.....\$12.99 / Now.....\$9.99
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Joseph Phelps Cabernet Sauvignon..Was..\$59.99 / Now ..\$44.99	
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Mt. Veeder Cab.....	Was..\$40.99 / Now ..\$32.99
Stags Leap Merlot.....	Was..\$42.99 / Now ..\$24.99
Ferrari Carano Cab Sauv.....	Was..\$36.99 / Now ..\$22.99
Ferrari-Carano Merlot	Was..\$32.99 / Now ..\$19.99
Franciscan Cabernet / Merlot.....	Was..\$26.99 / Now ..\$19.99
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.....	\$10.99
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BOARD BYTES:

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)

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.davenport ranch.org if you have forgotten your password and user name contact Brad Weatherford at bradweatherford@austin.rr.com

A letter of approval must be received before you begin a project. If you do not have a letter it is not approved! Please allow at least 30 days to complete the review process.

Finance: We have allocated \$50,000 for neighborhood upgrades this year, which should include some enhancement of landscape, trees and sidewalks.

An additional \$20,000 was approved to match city funds for construction of sidewalks .

A 2008 audit has been approved and a letter of engagement **signed May 15,2009**

Security. 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.

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

Neighborhood Watch: do you talk to your neighbors, tell them when you are out of town, call them if you see a strange car or their garage door open?

The best defense is getting to know your neighbors and keep an eye out for each other. Do you know your block captain? If not, contact Brad Weatherford at bradweatherford@austin.rr.com

Landscape: The master and neighborhood association have changed Landscape companies. The new company is Greater Texas landscape.

Fall and rain are in the air. The board intends to move forward on upgrading the Bold Ruler and Waymaker /Canonero intersections. We will update the irrigation,add some mason walls and plantings throughout the fall.

Watering: the city is restricting Davenport watering to 1 day per week. 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.

Mandatory watering schedule is odd numbered houses Saturday,even numbered homes Sunday, Automatic fill valves for pools and ponds must be turned off,no outdoor fountains running,no washing of sidewalks,driveways

At no time should you water after 10 am – before 7 pm. Fines up to \$2,000 are possible from city of Austin

COMMUNICATION:

Newsletter: Meredith Landry(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.

(Continued on page 10)



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nutkov@cbunited.com

Davenport Ranch

Board Bytes- (Continued from Page 9)

WEBSITE: If anyone is having a problem getting on the website please email Brad Weatherford at bradweatherford@austin.rr.com and he will issue you a new password and help to guide you through any problems.

If we do not have your email we cannot notify you about concerns in Davenport Ranch.

Send the Board your thoughts, comments by emailing us at admin@davenporttranch.org

Neighborhood Watch: contact Brad Weatherford(bradweatherford@austin.rr.com)

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 .. **Please return any parcel locker keys to your mailbox, the keys placed in your mailboxes are for the parcel boxes and should be returned.** If you have lost your key contact:

Dan Miller
asecurechoice@aol.com
512-326-3218

Master. Association: Please email Earline Wakefield if you would like a gate card for the Hidden Park. The natural area is to be used by Davenport residents only. One key per family, additional keys are available for \$25.00.

The tennis court has been resurfaced with new nets and screens.

The firewise crew is out working again clearing 15" from the property lines in hopes to deter fire damage to homes. The master assoc will also be slowly upgrading the landscaping . You may have noticed that the vines were removed from the trees at the entrance and that new perennial and drought tolerant plants were planted at the intersection of 360 and Westlake drive

Plans are to clean out the greenbelt space along the trail and upgrade the trail so it remains intact.

Playground upgrades are still being developed and discussed with the master and Deer Creek patio homes

NEW BUSINESS:

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

At long last the sidewalks up Waymaker have been completed! **We would encourage all unimproved lot owners to complete their sidewalks to allow for a pedestrian friendly neighborhood.**

In the new city budget our fire department coverage remained unchanged

ANNUAL MEETING :JAN 19, 2010 6:30

Place to be announced , There are 3 board positions that will be open. Should you be interested in serving on the Davenport Neighborhood Board, Please contact Nancy Utkov (nutkov@cbunited.com) or Don Neville don.neville@tatumllc.com or Meredith Landry (tejas42@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.

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

*Solution at www.PEELinc.com

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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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