



Courtyard Caller

OFFICIAL COURTYARD NEWSLETTER

Courtyard Homeowners Association, Inc.

March 2011

Volume 7, Number 3

IMPORTANT NOTICE TO ALL COURTYARD RESIDENTS!

(Please refer to New Traffic Concerns at RM 2222 and Loop 360 article found on page 6)

Concerned area residents and all who travel on 2222 can individually indicate their opposition to the application to remove the right-in/right-out-only restriction on this property's driveway along 2222. Since City staff issued a recommendation to remove the restriction it is important that the Zoning and Platting Commission (ZAP) and the City Council hear from as many concerned citizens as possible. For maximum effectiveness, your communications to ZAP and City Council should occur just prior to the scheduled public hearings. The easiest way to do so is to send an email expressing your opinion on this traffic safety and traffic flow issue to both ZAP and City Council before their respective public hearings currently scheduled (but subject to change or postponement):

- Zoning and Platting Commission: Tuesday, March 1 – communication should be received by ZAP members during the week of February 21-25.
- City Council: to be determined – either Thursday, March 10 or Thursday, March 24 – communication should be received by Council members during the Monday-Wednesday period just prior to the public hearing.

Below are the email addresses for ZAP and City Council, and the necessary case information, which needs to be referenced in your communication:

- Case # C14-91-0015(RCA) – Application to Amend a Restrictive Covenant – 5617 RM 2222
- ZAP members and their email addresses: <http://www.ci.austin.tx.us/boards/results.cfm?bid=57>
- ZAP group email, including staff, for your convenience:
- bbaker5@austin.rr.com, sbald@sbcglobal.net, gregorytbourgeois@gmail.com, prseeger@austin.rr.com, crbanks@hotmail.com, donna.zap@gmail.com, dora.anguiano@ci.austin.tx.us, greg.guernsey@ci.austin.tx.us
- City Council members and link to group email form: <http://www.ci.austin.tx.us/council/groupemail.htm>

For up-to-date information on hearing dates, visit www.courtyardhoa.org, www.2222cona.org, or check the City of Austin's calendar at www.ci.austin.tx.us, or call or email your Area Development & Zoning Liaison.

COURTYARD BOOK CLUB

*Tuesday, March 8, 1 p.m.
at The Courtyard Club*

The Chicago Tribune describes the March selection of the Courtyard Book Club as a book that "shouts talent". *Little Bee*, the second novel by Chris Cleave, is derived from his experiences living in West Africa as a child, a news story about a family from Angola seeking asylum in Britain, and his own experiences working in an asylum detention center as a university student. *Little Bee* is told through the voices of two strong female characters: Little Bee who has the misfortune to live on coveted oil rich land in Nigeria and Sarah, the successful editor of a British women's magazine. Their lives become intertwined through a fateful incident on an African beach. *Little Bee* applies a most human face to the issues of asylum seekers and the complexities of globalization in the aftermath of colonial rule.

The novel will be the basis of a 2011 film produced by Nicole Kidman and featuring Kidman as Sarah.

In April, the Book Club will travel to Damascus through the experiences of native Texas author, Stephanie Saldana; reading *Bread of Angels; a Journey to Love and Faith*.

For information about the Courtyard Book Club, contact Jean Heath, heathcjb@yahoo.com or 512-231-9412.

CHA BOARD OF DIRECTORS

President, Leslie Craven.....	502-1124, 585-1153 (cell)
Vice President, Ed Ueckert.....	345-6137
Secretary, Waneen Spirduso.....	345-5078
Treasurer, Jim Lloyd.....	231-0855
Frank Apgar.....	794-8346, 415-9412 (cell)
Cathleen Barrett.....	817-371-6983
Karen Johnson.....	343-2420

COMMITTEES

Environmental Control (ECC)	
Diana Apgar.....	415-9412
Community Park	
Jim Reed.....	502-8511
Welcome	
Alice Randolph.....	394-7218
Social Committee Chairperson	
Joany Price.....	775-8942
Landscape & Decorating	
Ed Ueckert.....	345-6137
Security	
Jim Lloyd.....	231-0855
Communications	
Leslie Craven.....	502-1124
Cathleen Barrett (<i>Editor - Courtyard Caller</i>).....	531-9821
Compliance	
Karen Johnson.....	343-2420
Kayak Committee	
Waneen Spirduso.....	345-5078
Area Development and Zoning Liaison	
Bill Meredith.....	345-0593

MANAGEMENT COMPANY

Goodwin Management: Marilyn Childress
11149 Research Blvd. Austin, TX 78759-5227
512-502-7509

SUB-HOA CONTACTS

Center Court:	
Ryan Duffin.....	626-5905
Travis County Courtyard (aka "Backcourt")	
Allan Nilsson.....	346-8432
.....	arnilsson@earthlink.net
Villas at Courtyard:	
Thomas Hoy.....	231-1270
.....	Thomas.Hoy@freescall.com
Wolf Court:	
Tim Sullivan.....	346-3146
.....	tsullivan@austin.rr.com

Board Message

For those who missed the Courtyard's annual meeting on January 30, we did have a quorum and were able to conduct all necessary business, including the election of Ed Ueckert, Jim Lloyd and Cathleen Barrett to the Board for three year terms. From a grateful fellow Board member, congratulations and thank you all for volunteering for this community service.

Just a reminder to all -- the Board meets on the third Tuesday of the month in the lobby of the office building at the corner of Courtyard Drive and Scout Island Circle North, and all residents are most welcome to attend. Notice of these meetings is posted at the main entrance of the neighborhood several days before as a reminder. As our committees begin their work this year, please keep them in mind and, hopefully, contact the chairperson if you can volunteer some time. Opportunities to help are coming up soon with the Easter Egg Hunt in April and Garage Sale in May. Contact is easy through the website's "Contact Us" page or check Page 2 of the Caller for telephone numbers. See www.courtyardhoa.org

In case you aren't aware of it, we have a new gate code, effective January 31. If you lost, forgot, or never knew the new number, contact Marilyn Childress at Goodwin Management or any Board member. This number provides access to the Park, the bathroom in the Park, the boat storage area, and to areas on our website that require a password. Please maintain this code carefully and do not give it out to non-residents as it is an important safety and security measure for all of us.

Finally, please watch your speed when driving through our neighborhood streets. It is everyone's responsibility to help keep our community safe -- particularly as the weather gets warmer and more residents, children and pets are out to enjoy it. Understandably, most everyone is sometimes late for an appointment or in a hurry for some reason, but take a deep breath and remind yourself that nothing could be so important that it justifies running over someone or their pet.

Drive Slowly in the Courtyard!

Your Courtyard Homeowners' Association Board of Directors

Kid's Korner

Heads Up!

Add the following numbers in your head. Do not write anything down.

Start with 1000	Add 40	Add 1000
Add 30	Add 1000	Add 20
Add 1000	Add 10	

Now write down your answer.

(answer on page 4)

Reminder: The Courtyard Caller would like to recognize any award and/or achievement your children have earned by announcing it in the newsletter. Please submit these to cathleenbarrett@hotmail.com. Additionally, any poem, essay, drawing, etc. are also welcome as well as announcements regarding your child's school.

WELCOME TO *good health*



Take the first step toward your child's good oral hygiene—a vital part of your child's development. Your child's first visit is recommended between 12 and 18 months of age.

YOUR CHILD, OUR PRIORITY

Your child is provided with the highest level of dental care in a friendly, caring and fun environment. Your child's dental needs will be evaluated regularly to provide the highest level of prevention and treatment.

SMILES ALL AROUND

You are invited to visit our office or our website for more information. Our fun and friendly office is specially designed with kids in mind, including video games and toys for all ages.

Discover the difference. As always, thank you for your continued referrals to family and friends. We hope to see you soon.

healthy smiles

\$50 OFF

NEW PATIENT EXAM,
CLEANING, FLUORIDE.

Must present coupon for discount.
Expires 06-30-11 Courtyard

are our specialty

SHERWOOD PEDIATRIC DENTISTRY

Stephen Sherwood, DDS

6500 North MoPac, Bldg. II, Suite 2206
Austin, Texas 78731
Tel: 512.454.6936 Fax: 512.454.0437
www.drsherwood.net



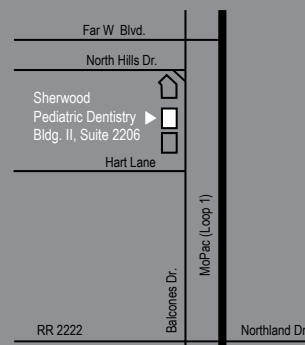
OFFICE HOURS

Convenient office hours are

Monday 9 am - 5 pm

Tuesday – Thursday 8 am - 5 pm

Fridays are reserved for surgical procedures.



Culinary Classics

Cheddar Cheese Cookies

These delightfully savory cheesy cookies are perfect as an appetizer, or they can be served with soup as an alternative to crackers or bread

INGREDIENTS

8 ox. (227 g) sharp cheddar cheese, grated
2 sticks butter, softened
¾ tsp. (3.75 ml) salt
¼ tsp. (1.25 ml) cayenne pepper
2 cups (474 ml) flour
2 cups (474 ml) Rice Krispies

TO COOK

Preheat oven to 325 degrees F (163 degrees C). Blend grated cheese and butter, add other ingredients except Rice Krispies in order. Mix well, using hands if necessary. Add Rice Krispies. Roll into small balls and place on ungreased cookie sheet. Flatten a little with a fork. Bake for 16 to 20 minutes, until golden.

Facts & Fancies

Retirement 101

Some people plan way ahead for their retirement...and can be very creative about it. Here's an example: According to a story in the London Times, there's a parking lot outside England's Bristol Zoo for up to 150 cars and 8 buses. For 25 years the parking fees were managed by a very pleasant attendant who never missed a day of work – until one day, he simply failed to show up. When Zoo management called the City Council asking for another parking attendant, they were told it was the Zoo's responsibility; however, the Zoo insisted that the attendant was a city employee. The City Council responded that they'd never had the Zoo lot attendant on their payroll. The clever crook had apparently installed a ticket machine completely on his own, and showed up every day to collect the parking proceeds. At about \$560 per day, 7 days a week, that amounts to just over \$7 million (tax free, natch)!

Kid's Korner

Heads Up!

Was your answer 5,000?
Look again...the correct answer is 4,100.



You don't have to be Irish to be lucky.....

I know! You can just live in the Courtyard!

I work here, I play here, I live here

Joany Price

Joany Price Realtor, CLHMS
**YOUR COURTYARD NEIGHBOR AND
COURTYARD TENNIS CLUB MEMBER**
609 Castle Ridge Road, Ste. 400 • Austin, TX 78746
M: 512.775.8942 • O: 512.328.8200 • F: 512.328.2559
jprice@cbunited.com • www.cbunited.com/Joany.Price

We never stop moving®
COLDWELL BANKER
UNITED REALTORS®
Each Office is Independently Owned And Operated
www.cbunited.com

Helpful Hints

The Almanac for Farmers and City Folk, 2011

Hang it Up: Attach small towel bars to the inside doors of kitchen and utility room cabinets to hold your trigger spray containers, instead of having them take up valuable cabinet floor space. They'll be easier to locate, too. In the garage, hang towel bars under shelves or on cabinet sides and doors to hang spray bottles, gardening gloves, and work lights, etc.

Cell Phone Took a Bath?: If you accidentally dropped your cell phone into the sink or (yikes!) the toilet, all is not lost. Use a cloth to dry off water droplets, then remove the battery. Put the battery and the phone into a bowl of uncooked rice for several hours to soak up the rest of the moisture.

Easy Brass Cleaning: No need to use harsh chemicals to get your unlaquered brass gleaming. Instead, wipe brass with a damp cloth dipped in Worcester sauce, then polish it with a clean soft cloth.

Are They Hard Boiled?: Your eggs, that is. Properly cooked, they won't form a green layer around the yolk. A quick way to tell: Once the eggs have boiled, spin one around on the countertop as you would spin a top. If the egg spins quickly and remains stable on the counter (i.e., doesn't careen away) it's hard-boiled. If it's wobbly and unsteady, it's not. To tell if eggs are fresh, place them in a large bowl of cold water. Any egg that sinks and lies on its side is fresh. If it floats, chuck it. If it stands upright, cook it soon.

Remove a Broken Bulb: When a light bulb breaks off in a socket, remove it by jamming a hunk of heavy-duty Styrofoam, softened bar of soap, or large raw potato onto the base of the bulb so you can twist it safely.

Paying Too Much for Your Car Insurance?: To find out, go to Kelly Blue Book's website www.kbb.com to find out what your car is currently worth. Multiply your comprehensive and collision premium by 10. If your car is worth less than that number, it's wise to cancel your collision coverage.

Canny Couponing: When redeeming coupons, buy the smallest size allowed of the product to get the best savings. For example, a dollar off a 10-oz. bag of beans that sells for \$2 saves you more than \$1 off a 20-oz. bag of beans that sells for \$4. You pay \$1 for 10 oz., \$3 for 20 oz. - \$1 more!

In a Pinch: Here are a few time/trouble savers from Real Simple magazine. Use a full piece of uncooked spaghetti to light hard-to-reach candles. Stop the bottoms of shaving cans from rusting by painting the rims with nail polish.

Clever Caulking: To ensure that caulking (or recaulking) around sinks and bathtubs lasts longer, fill them with water first. The weight of the water will open the seams to the maximum where the caulk will be applied.

Test Your Refrigerator: Place a glass of water inside. After 24 hours, water temperature should be between 35 and 40 degrees F – slightly higher on a hot day. To test the freezer, use cooking oil instead of water. After 24 hours, the temperature of the cooking oil should be between 9 and 8 degrees F.

Cooking Tips: Too much salt in the soup? Decrease salty taste by adding a pinch of brown sugar. Use ice cubes to collect surplus grease.



JOIN US FOR GOLF AND A GREAT CAUSE!

DATE: Wednesday, April 13th
11:00 am Registration - 1:00 pm Start

LOCATION: Flintrock Falls Golf Course

FORMAT: 4-person scramble

COST: \$165 per golfer*

*Includes lunch, dinner, shirt & goodie bag

Please join us for the 3rd annual
Colin's Hope Classic charity golf tournament
and help prevent childhood drownings.

Special Guest Emcee will be **Bob Fonseca**
of the 93.7 KLBJ FM Dudley & Bob Morning Show

Register online now at:

www.colinshope.org

Email: alissa.magrum@colinshope.org



WWW.COLINSHOPE.ORG

New Traffic Concerns at RM 2222 and Loop 360

A request is scheduled to come before Austin's Zoning and Platting Commission (ZAP) and City Council soon which should be of concern to all area residents who travel on 2222. If City Council grants this request, it may well result in an increased risk to traffic flow and safety on 2222 in the vicinity of 360.

The case in question is C14-91-0015(RCA) and it is a request by the owners of the property located on the southeast corner of 2222 and 360 to change the terms of a public restrictive covenant between the owners and the City of Austin. This property is addressed as 5617 RM 2222 and is known as Champion Tract 4, which is located on the SE corner of 2222/360 and adjacent to our neighborhood.

In 1991, the owners filed an application to have Tract 4 zoned for commercial development. The owners received the requested zoning in 1992 but they were required to agree to and sign a public restrictive covenant with the City, which addressed some concerns with the development. The restrictive covenant included traffic safety and water quality controls as well as landscaping and other provisions intended to improve the compatibility of this development with the nearby neighborhoods.

This restrictive covenant specifies that access to the property will be from two right-in/right-out-only driveways, one on eastbound 2222 and the other on the exit lane from 360 to eastbound 2222.

Furthermore, in order to guarantee that there would be no left turns into or out of the property onto 2222, the restrictive covenant requires that there be a solid median in place on 2222 before any certificates of occupancy are issued for Tract 4.

The bridge project under construction by TxDOT originally included plans to place a solid median along 2222 adjacent to Tract 4. TxDOT was approached by agents of the Tract 4 owners expressing concern about future access to Tract 4. TxDOT initially agreed to modify their plans to allow a left-turn cut through the median from westbound 2222; however, TxDOT was not aware of the restrictive covenant. When TxDOT did become aware of the restrictive covenant they informed the owners that a solid median would be installed unless the City removed the restriction.

In 2010, the owners filed to have the restrictive covenant modified to remove the right-in/right-out-only restriction on the driveway along 2222 to Tract 4. The City requested an updated Traffic Impact Analysis (TIA) from the owners. The owners' engineers produced a TIA update which shows no improvement to traffic flow or traffic safety from the proposed change and instead tries to make the case that the change would "do no harm."

In October, the Board of Directors of Courtyard Homeowners
(Continued on Page 7)

get in shape
IN 2011!

join & pay
\$0

ENROLLMENT THRU FEBRUARY 28TH
Bring in this ad to redeem your \$0 enrollment offer.

bodybusiness.com

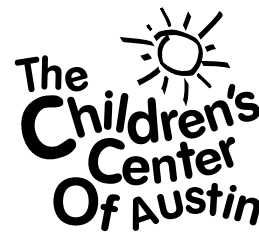


WEST ANDERSON LANE | 459-9424
infoanderson@bodybusiness.com

360 & WESTLAKE DRIVE | 306-0557
infodavenport@bodybusiness.com

facebook.com/bodybusiness | twitter.com/gotbodybusiness

Free Registration until April 15th!



Jammin' Summer Fun Includes:

- Field Trips
 - Swimming
 - Arts & Crafts
 - Bowling
 - Movies
- and so much More!

3 Convenient Locations!

6507 Jester Blvd.
Building 2
Austin, TX 78750
512.795.8300

8100 Bee Caves Rd.
Austin, TX 78746
512.329.6633

4308 N Quinlan Park Rd.
Suite 100
Austin, TX 78732
512.266.6130



www.childrenscenterofaustin.com

New Traffic Concerns - (Continued from Page 6)

Association unanimously voted to oppose the removal of the right-in/right-out and solid median restrictions due to concerns about traffic flow and safety. Additionally, 2222 Coalition of Neighborhood Associations (2222 CONA), which includes 7 member neighborhoods west of 360, including Jester and River Place, has also taken a position of opposition to the proposed modifications. Northwest Austin Civic Association and other area homeowner and neighborhood associations are also considering opposing the request.

In our opinion, the proposed left-turn access poses several concerns regarding traffic flow and safety:

- First, westbound 2222 vehicles turning left into Tract 4 would be crossing the eastbound lanes of 2222 very near the intersection with Loop 360. Not only does this pose a danger to vehicles traveling east on 2222 but also to vehicles entering 2222 from the exit from northbound Loop 360.

- Second, vehicles waiting to turn left from westbound 2222 into Tract 4 will be stacking up as they wait for a break in the eastbound traffic flow. The number of vehicles which can queue up to turn left without obstructing westbound 2222 traffic will be 3 or 4, depending on the size of the vehicles, according to Terry McCoy of TxDOT. If more than 3 or 4 westbound 2222 vehicles are trying to turn left into Tract 4 the queue will block the left lane of westbound 2222 and even possibly block the intersection at Lakewood, particularly during rush hour traffic.

- Third, the driveway to Tract 4 will be directly across 2222 from the driveway to Siena and Bull Creek Market. It is inevitable that some vehicles will attempt to cut across the westbound 2222 lanes to turn left onto eastbound 2222.

All of these scenarios create unnecessary traffic conflicts and decrease traffic safety for local residents as well as everyone who travels 2222. The provisions of the restrictive covenant were designed to provide some mitigation for the negative effects of the intensive commercial zoning approved for Tract 4. As far as many of the local neighborhoods are concerned, the owners made a deal with the City to obtain their zoning, and now, 19 years and greatly increased traffic later, they are trying to change their part of the deal. What remains to be seen is whether the City will honor the commitment made to the public interest via the restrictive covenant back when the zoning was approved.

Concerned area residents and all who travel on 2222 can individually indicate their support or opposition to this application to remove the right-in/right-out-only restriction on this property's driveway along 2222. Since City staff issued a recommendation to remove the restriction it is important that ZAP and City Council hear from as many concerned citizens as possible. For maximum effectiveness, your communications to ZAP and City Council should occur just prior to the scheduled public hearings. The easiest way to do so is to send an email expressing your opinion on this traffic safety and traffic flow issue to both ZAP and City Council before their respective public hearings currently scheduled (but subject to change or postponement):

(See Public Hearings on Cover Page)


At no time will any source be allowed to use The Courtyard Caller Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in The Courtyard Caller Newsletter is exclusively for the private use of Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.



AUSTIN TELCO

FEDERAL CREDIT UNION

WWW.ATFCU.ORG **302.5555**

21 Metro Locations • Free Checking • 250+ Free ATMs

Low-Rate Mortgage Loans



Contact our Mortgage Specialist, Mark Crowley, at 302.5555 x7388.

Automobile Loans

New Vehicles	Used or Refinanced
2.85%*	3.35%*
Up to 66 Months	Up to 60 Months

Home Equity Loans

4.09%*	4.39%*
5 Year Fixed Rate	10 Year Fixed Rate

21 Metro Locations
Free Checking - 250+ Free ATMs

 **Follow Us**
twitter.com/austintelco



*Annual Percentage Rate. All rates are expressed "as low as". Actual rate may vary depending on credit qualifications. Rates and terms are subject to change without notice. Austin Telco Federal Credit Union is federally insured to at least \$250,000 per member by the National Credit Union Administration.




PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

CY



**It takes more than
the Luck of the Irish
to buy and sell real estate.
Let me help you find or sell
your house of gold
at the end of the rainbow!**

Call me when you are ready to make a move.
And remember, I really appreciate your referrals!



REALTOR®

Jo Carol Snowden

Broker Associate, ABR, CRS, GRI

512.480.0842

jocarol@moreland.com

www.jocarolsnowden.com

