

# ROUND ROCK RANCH

Official Newsletter for the Residents of Round Rock Ranch

August 2011

Volume 1, Issue 3

## NOTES & NEWS

*Melissa Yehl, President*

Recently, my husband, kids, and I were driving through the Thorndale area. It is beautiful countryside. As I observed the patchwork of homes and properties, it occurred to me that there truly are people who are meant to live in the country, those who are meant to live in apartments, and those who are meant to live in communities that have homeowner associations. Not any one dwelling option is wrong, unless it is an option that is not well suited to your preferences and circumstances.

My husband and I are better suited to live in a homeowner association community because we desire to be nearer to town, don't have a lot of time to tend to a large landscape but yearn for some land to care for and call our own. When we were single and had no time to tend to a yard and house maintenance, we were happy in an apartment. Retirement years may bring a desire for less accountability to our neighbors, so the country may be the place for us at that time.

To that end, everyone who has chosen to live in Round Rock Ranch (owner or renter) has made a conscious decision to be bound by rules. Out of respect for everyone near you, please show respect for those rules. The time to be a good neighbor is not only when you decide to list your house for sale. After all, who wants to see a cheering crowd in the rear view mirror as you drive out of a neighborhood for the last time?

Our homes are our single largest investment. Most of us take that quite seriously. If you look at your property and see a dead lawn, multiple newspapers, residents walking around your house front on the street because too many cars in the driveway are blocking the sidewalk, please fix the situation because you care, not because you received a violation notice.

If you have a vehicle or trailer in your driveway or on the street in front of your house, research nearby storage facilities. This is a neighborhood, not the dump - no one wants to look at your garbage cans.

*Apathy is like an infectious disease to which there is no cure - except compassion. Care for yourself, care for your neighbors, and care for your home.*

## More Changes To The Web

The web site is continuing to change to help bring you the information that you wanted to see. Starting in April, we started to post the association's monthly budget vs. actuals. You can now see how we are doing against the budget and see where our resources go. You can find that link here: <http://www.roundrockranch.com/hoa/round-rock-ranch/financials>

The Events page, <http://www.roundrockranch.com/events> has been updated to include the published Google calendars for Ridgeview Middle and Cedar Ridge High. Gattis Elementary does not currently have a calendar in a format that is able to be included in the page.

The association's governing documents are now online as well. This is one big step towards compliance with the new laws passed in the 82nd Texas Legislature. The governing docs are located at <http://www.roundrockranch.com/hoa/governingdocs>. In addition to the governing docs, you will find copies of our rules and policies.

Another measure that we are taking to stay ahead of the curve is to have included a dedicated area on our site where all meeting announcements shall be posted with the agenda of the meeting. Meeting announcements can be found at <http://www.roundrockranch.com/hoa/meeting-notice> and can also find a summary on the top of the Round Rock Ranch HOA page.

Don't forget about the other recent changes; the neighborhood showcase, the ability to pay online and an updated "About" section. If you have any questions or comments about the site, you can always contact us via the web site.

# ROUND ROCK RANCH

## BOARD OF DIRECTORS

### ROUND ROCK RANCH BOARD OF DIRECTORS

Melissa Yehl..... President  
255-1671 .....president@roundrockranch.com

Derek Kirby ..... Vice President  
731-5153 ..... vp@roundrockranch.com

Jena Richards ..... Treasurer  
608-1523 ..... treasurer@roundrockranch.com

Khris Tuffentsamer ..... Secretary  
925-7322 ..... secretary@roundrockranch.com

Rich Denis ..... Director at Large  
251-6122 ..... director@roundrockranch.com

### ENCLAVE BOARD OF DIRECTORS

Jennifer Smith ..... President

Rene Franco ..... VP Treasurer

Polly Middlebrook ..... Secretary

## HOA INFORMATION

### Round Rock Ranch HOA (Including Enclave)

[www.roundrockranch.com/contact](http://www.roundrockranch.com/contact)

#### Property Manager:

PS Property Management Co., Inc.

PO Box 7079

Round Rock, TX 78683

**Phone:** 512-251-6122

**Fax:** 512-251-3470

**E-mail:** [psproperty@psprop.net](mailto:psproperty@psprop.net)

**Manager:** Phyllis Starr-Johnson

## NEWSLETTER INFO

### PUBLISHER

Peel, Inc. .... 512-263-9181

Article Submission ..... [editor@roundrockranch.com](mailto:editor@roundrockranch.com)

Advertising..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com)

## DON'T WANT TO WAIT FOR THE MAIL?

View the current issue of the Round Rock Ranch on the 1st day of each month at [www.PEELinc.com](http://www.PEELinc.com)

## NOT AVAILABLE ONLINE

## VOLUNTEERS

The HOA runs on volunteers. Your talents and a little time can make a big difference. To volunteer, call any Board member or committee chairperson.

## NEIGHBORHOOD SHOWCASE

Don't forget that the Neighborhood Showcase is now exclusively available only online. You can find that here <http://www.roundrockranch.com/news/newsletters/neighborhood-showcase>. The Neighborhood Showcase is the section for the residents to post their own personal ads. Want to know if someone can help you learn to play piano or drums? Need someone to take care of the grass? Want to play bunco? The Neighborhood Showcase has it. Interested in adding something to the page, just contact us via the website.

## Email List for Announcements

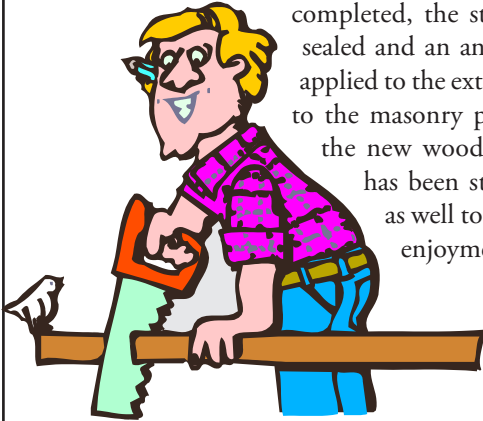
Did you know that Round Rock Ranch has an email list to announce news affecting residents? If you want to be "in the know" about neighborhood events, police reports in the neighborhood, lost pets, and other important information, go to: <http://www.roundrockranch.com/contact.html>.



# PROJECT UPDATES

You association dollars continue to be put to good use. We have had our trees trimmed back so that they stay out of the way of our cars. Driving along apache should now look a little bit better than it did in early June as a result.

The replacement of the Gattis perimeter fence and wall is well underway and should be completed sometime in August, weather permitting. Once completed, the stone wall will be sealed and an anti-graffiti coating applied to the exterior. In addition to the masonry part of the fence, the new wood perimeter fence has been stained and sealed as well to allow for years of enjoyment.



# CALENDAR of EVENTS

- August 11th..... Quarterly Board Meeting  
7:00 PM @ PS Property Management
- August 13th.....5K for Clay Run/Walk  
(<http://1.usa.gov/5K4Clay>)
- August 22nd..... Projected finish for perimeter fencing.
- August 23rd ..... FIRST DAY OF SCHOOL!!!
- September 5th..... No Classes / Labor Day
- October 10th..... No Classes / Columbus Day / Staff Development Day



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# THE LAX FARM

*"Growing Players with a Passion"*

**Boys Youth Lacrosse / Fall League / Grades 1-6**



Is your son looking for an alternative to the same old fall youth sports?

Registration is now open for The LAX Farm's Fall 2011 House League. The league is structured for novice players and it is organized to emphasize fun and skill development.



If your son was looking for a way to enter the sport, this recreational league is an ideal way for him to test the waters. The league is designed for entry level players, but it is also for boys with some lacrosse experience who want to keep their skills honed during the off season. We offer full equipment rental packages as well.



512-568-7597

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## New Laws Change the Way HOA's Will Operate

This year the 82nd Legislature passed 18 HOA reform bills that made up approximately 30 independent law changes. For the law nerds out there, the bills that passed are HB 8, HB 362, HB 1127, HB 1228, HB 1278, HB 1737, HB 1821, HB 2761, HB 2779, HB 3391, SB 101, SB 472, SB 498. Most of the laws, put in place largely to help homeowners more against out of control HOA's, go into effect either September 1st, 2011 or January 1st, 2012. As a result of these new laws, you can expect to see your HOA doing things a little differently than they may have before.

For starters, all meetings of the association will now be open to all. While the association has always allowed homeowners to attend its' meetings, the new law makes it mandatory. In order to comply with the law the association has dedicated a section on the web site (<http://www.roundrockranch.com/hoa/round-rock-ranch/meeting-notices>). In addition, any meetings will also be added to the site's Event calendar. If you are subscribing to the calendar with your smartphone it will automatically show up.

Other laws now make it easier for a homeowner to find all the rules, regulations and records that govern the HOA. Open Records laws now require that the association adopt an official records retention policy for all records of the association and include a policy that explains the costs for obtaining those records. In addition to getting access to records, the rules and regulations which govern the association must now also be filed with the county, in addition to being published on the association's web site. The association's web site has added a section for the governing documents under the HOA link (<http://www.roundrockranch.com/hoa/governingdocs>) where all these documents will be recorded.

There are a number of law changes to how an association can now collect assessments and when they can and cannot foreclose on a property. You can expect that the association will adopt a new collection policy, the details to be published on the site. In addition to this, the association will adopt guidelines establishing a formal payment plan for delinquent accounts. While we as an association have always tried to work with homeowners to get current on past due accounts, you as a homeowner can now expect easy access and clarity around the process. The guidelines and policies will be published with the other governing documents.

There are also a number of laws affecting restrictive covenants. Some of the association's restrictive covenants are now superseded by these new laws. For instance, roofing materials that are designed to look similar to shingles, but are built for wind or hail protection or energy production are now allowed to be used even though the restrictive covenants would not normally allow them. Solar panels are now allowed on a roof so long as they conform to the regulations set out in property code section 202.010. Another example is the display of a national, state or military flag. Flying of a flag cannot be restricted but the HOA's can adopt policies that restrict certain aspects of the display of a flag. Look for any adopted policies will be found on the association's web site.

This is just a summary of some of the law changes that are coming. A number of others were not discussed in this article. The association will be working with its committees and legal counsel to make sure we are compliant with the changes. If you have any questions about how this may affect you personally, contact us via the association's website.

### U.S. Senators

Kay Bailey Hutchison  
512-916-5834  
John Cornyn  
512-469-6034

### U.S. Representative

Dist. 31 John R. Carter  
512-246-1600

### State Senator

Dist. 5  
Steve Ogden  
512-463-0105

### State Representatives

Dist. 52, Larry Gonzales  
512-463-0670  
Dist. 20, Charles Schwertner  
512-463-0309

### County Commissioners

Pct. 1, Lisa Birkman  
512-244-8610  
Pct. 3 Valerie Covey  
512-943-3370  
Pct. 4, Ron Morrison  
512-238-2111

## The perfect church for people who aren't.

### Celebrate Recovery | Mondays @ 7:00 pm

**Codependency Group** (for those with loved ones struggling with addiction)  
**Sexual Addiction Group** (male group)  
**Chemical Addiction Groups** (male & female groups)  
**Women's Support Groups** (eating disorders, sexual addiction)

### Health, Hope & Healing | Mondays @ 7:00 pm

**Divorce Care**  
**Safe People**

### Specialty Classes | Sundays @ 8:30 & 11:30 am

**Re-married/Blended Families**  
**Ladies Only and Men's Only Classes**

*Starting Soon: Men's Anger Management,  
Boundaries, Women's Wounded Heart  
(survivors of sexual abuse)*



**WATCH LIVE services Sunday mornings**

**or view any time at [www.ghbc.org](http://www.ghbc.org)**

Sunday Morning Schedule | 10:00 Worship | 8:30 & 11:30 - Bible Life Groups (all ages)  
Great Hills Baptist Church | the radiant church  
10500 Jollyville Road . Austin, Texas 78759 | 512.343.7763

# ROUND ROCK RANCH



- 6, 13, 20, 27—BANDERA:** Cowboys on Main Features a Western display in front of the Bandera County Courthouse and strolling entertainers on Main Street. Hours are 1–4 p.m. Main Street. www.frontiertimesmuseum.com 800/364-3833
- 6, 13, 20, 27—BUDA:** Farmers' Market Downtown Historic District. www.ci.buda.tx.us 512/312-0084
- 6-14—UVALDE:** Super Regional Soaring Competition Features gliders and sail planes. Garner Field Airport. www.ssa.org 513/897-5667
- 12-14—MARBLE FALLS:** LakeFest Drag Boat Races More than 100 boats race at speeds up to 250 mph in a quarter mile on Lake Marble Falls. Lakeside Park and Johnson Park. www.marblefallslakefest.com 830/693-2815
- 13—BOERNE:** Second Saturday Art and Wine Hop on the free trolley, stroll or drive to a collection of eclectic fine art galleries for free wine tastings, hors d'oeuvres and guest artists. Hours are 5 to 8 p.m. Boerne Visitor Center, 1407 S. Main. www.secondsaturdayartandwine.com 830/249-7277 or 830/249-1500
- 13—LLANO:** Llano Country Opry with George Hamilton IV Lantex Theater. 325/247-5354
- 13-14—BOERNE:** Market Days Dozens of vendors from all over Texas offer arts and crafts, antiques, collectibles, unusual items and food. Main Plaza. www.boernemarketdays.com 830/249-5530 or 210/844-8193
- 13-14, 27-28—FREDERICKSBURG:** Pari-Mutuel Horse Racing Features quarter horse and thoroughbred races, special races and trials for the 2011 Fair Futurity. Gillespie County Fairgrounds, 530 Fair Drive. www.gillespiefair.com 830/997-2359
- 14—GRUENE:** Gospel Brunch with a Texas Twist Serves awe-inspiring gospel music coupled with a mouth-watering buffet from 10:30 a.m. to noon. Advance tickets recommended. Gruene Hall, 1281 Gruene Road. www.gruenehall.com 830/629-5077
- 19-20—TAYLOR:** International Barbecue Cook-Off Features barbecue, entertainment, arts and crafts and vendors. Awards are given for best meats, best barbecue pits/rigs and showmanship. Murphy Park, 1600 Veterans Drive. www.taylorjaycees.org 512/365-8485
- 19-21—FREDERICKSBURG:** Trade Days Shop with more than 350 vendors in six barns, acres of antiques, collectibles, biergarten, live music and more. Seven miles east of town off U.S. 290 at 355 Sunday Farms Lane. www.fbgtradedays.com 830/990-4900
- 20—BLANCO:** Market Day Browse arts and crafts, antiques, jewelry, food and more. County Courthouse, 300 Main St. www.historicblanco.org/market\_day.htm 830/833-2211
- 20—FREDERICKSBURG:** Roots Music Series: Blues Night Pioneer Museum, 325 W. Main St. www.pioneermuseum.net/roots-music 830/997-2835
- 20—NEW BRAUNFELS:** Winery U: Wines of Spain and Italy Learn about the major growing regions of these wine powerhouses and see why both are so popular among wine lovers. Each participant receives printed course materials. Registration required. Begins at 10:30 a.m. Dry Comal Creek Vineyards, 1741 Herbelin Road. www.drycomalcreek.com 830/885-4076
- 20-21—GRUENE:** Old Gruene Market Days Nearly 100 vendors offer uniquely crafted items and packaged Texas foods. Hours are 10 a.m. to 5 p.m. Gruene Historic District, 1281 Gruene Road. www.gruenemarketdays.com 830/832-1721
- 21—CASTROVILLE:** St. Louis Day Celebration Includes music, children's activities, arts and crafts, and a dinner with barbecue beef and Alsatian-style sausage. Koenig Park. www.saintlouisdaily.com
- 23—MASON:** Mason Country Opry with Dottie Jack and Justin Trevino Begins at 7:30 p.m. Odeon Theater. 325/597-1895
- 25-28—FREDERICKSBURG:** Gillespie County Fair Features horse racing, concerts, dances, carnival and midway, and displays of agricultural, livestock and home skills. Parade begins at 10 a.m. Friday. Gillespie County Fairgrounds, 530 Fair Drive. www.gillespiefair.com 830/997-2359
- 26—AUSTIN:** Paula Poundstone One World Theatre, 7701 Bee Caves Road. www.oneworldtheatre.org 512/330-9500
- 27—KERRVILLE:** Kerr County Market Day Hours are 9 a.m. to 4 p.m. Courthouse Square, 700 Main St. www.kermarketdays.org 830/895-7962
- 27—NEW BRAUNFELS:** Groove in the Grapes Enjoy concerts at a covered pavilion at the vineyards. Hours are 1–4 p.m. Dry Comal Creek Vineyards, 1741 Herbelin Road. www.drycomalcreek.com 830/885-4076
- 27—STONEWALL:** LBJ's Birthday Celebration Celebrate what would have been the president's 103rd birthday in the beautiful Texas where he grew up and where he returned to relax while leading the country. The Sauer-Beckman Living History Farm will feature old-fashioned games and children's activities. Hours are 9:30 a.m. to 4 p.m. Lyndon B. Johnson State Park and Historic Site. 830/644-2252
- 27-28—STONEWALL:** Grape Stomp Celebrates the grape harvest. Wine barrels are cut in half and filled with grapes to stomp. Includes live music. Becker Vineyards. www.beckervineyards.com 830/644-2681

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*Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.*



# ROUND ROCK RANCH



Keyonte is 15 years old and will absolutely melt your heart with his sweet smile! He has a friendly and engaging personality. He loves playing soccer and also enjoys riding bikes, going fishing, skateboarding and playing video games. Keyonte enjoys listening to Christian music. He is a smart young man and makes all A's in school. Keyonte responds well to structure and needs a family that can give him a lot of attention.

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**ALWAYS CHECK POOL/HOTTUB FIRST FOR MISSING CHILD**
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**LEARN CPR**



# COLIN'S HOPE

*Increasing water safety awareness and standards*

For more information, check out our website at  
[www.colinshope.org](http://www.colinshope.org)



**TEXAS has more drownings than any other state so far this year and we still have a long HOT summer ahead of us. Please be safe in and around the water.**

Source: U.S. Consumer Product Safety Commission's Pool Safety Campaign [www.poolsafety.gov](http://www.poolsafety.gov)



**JOIN US IN GETTING READY FOR A SAFE SUMMER IN THE WATER!**



**Sunday, August 28th The 3rd Annual Colin's Hope Kids Triathlon**  
The Colin's Hope Kids Tri will once again take place in the Lake Pointe neighborhood on Sunday, August 28th. Almost 300 athletes (ages 5-15) are registered and now we need **VOLUNTEERS** to help us cheer them on! Volunteers are needed to help with packet pickup on Saturday, August 27th and at the race on Sunday, August 28th. This is a great family or group volunteer activity and there are variety of volunteer positions and shifts available! Please go online to volunteer at [www.colinshope.org](http://www.colinshope.org).



**August-September 2011 The Hospital at Westlake Medical Center Flamingo Sale to Benefit Colin's Hope!**  
When the beloved garden center, Pots & Plants closed its doors- several flamingos were injured in the move. You can help them return for the best care in town at The Hospital at Westlake by donating \$15. ALL profit in July, August and September benefits Colin's Hope. You can add to The Hospital at Westlake's flock, or start your own flock at home. Visit [www.westlakemedical.com](http://www.westlakemedical.com) for more details or stop in The Hospital's Waterfall Café, 5656 Bee Caves Road, Building L, level 3 to sponsor your flamingo. Spread the word on Facebook and raise even more funds for Colin's Hope!



**Friday, September 2nd- The 2nd Annual Got2Swim 4 (and 8) Miles for Colin's Hope**  
In celebration of Colin's Birthday on September 2nd, 50 swimmers will be heading down Lake Austin to the Walsh Boat Landing (near the Tom Miller Dam). Some of the swimmers will be going 4 miles while others will be swimming 8 miles. Their journey will be safeguarded by kayak Water Guardians, a team of volunteers and The Expedition School. The goal of this swim is to raise \$50,000 for Colin's Hope while raising awareness for water safety and drowning prevention. Please go to [www.tinych.org/got2swim](http://www.tinych.org/got2swim) to meet our swimmers and make a pledge towards our \$50,000 goal. All funds raised from this event will go directly to Colin's Hope. Visit [www.colinshope.org](http://www.colinshope.org) to find out where you can go on September 2nd to cheer on the swimmers.

Download a QRcode App on your phone & scan me!



Children who drown often do not **scream, splash, or struggle**. They can silently slip beneath the water, even with adults & lifeguards present.