

The Caddie

November 2011

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Official Publication of the Forest Creek Homeowners Association

IT WAS A GREAT NIGHT TO BE OUT!

The National Association of Town Watch created National Night Out 28 years ago to heighten drug and crime prevention, generate support of local anti-crime programs, strengthen neighborhood spirit and police-community partnerships, and to send a message to criminals that neighborhoods are organized and prepared to fight against crime. The scheduled date for NNO was set for August 2nd, with an alternative date of October 4th for Texas. The October date proved to be a great choice for our Forest Creek neighborhood as the nice weather made for a more comfortable evening for hanging out with neighbors and learning more about safety.

Around 200 people from our neighborhood came out to enjoy hot dogs, chips, and lemonade at the park with snow cones for dessert! A bounce house was placed so that the kids could jump out some of their energy while anxiously waiting for the police and emergency vehicles to arrive. The local Tae Kwon Do school, Kicking Dragons ran by Master Jeff Wiles, was on site to show off some self defense moves and awareness tips. Master Wiles and his students have come out to our neighborhood for the past 3 years to help show support for our annual NNO.

One of our local Councilmen, Craig Morgan came out with Round Rock Police Officer Richards to show our neighborhood some support, answer questions, and talk up neighborhood safety. Our local EMS team came along to give tours of one of their emergency trucks and show families all of the tools and equipment used in a medical emergency. This is a lot of fun for the children, but it's also a great way to help them become comfortable with those who are working in emergency situations.

More Police Officers came out to join our group towards the end of the evening, including Lieutenant Bob Drawbaugh who is assigned to our area in Round Rock. Lieutenant Drawbaugh extended an invitation to the Round Rock Police Department Open House that will be held on Thursday, November 3rd from 5:00-8:00pm. Bring your family out to check out the specialized equipment, resources, teams, and officers. McGruff and Red E. Fox will be available for the kids, along with snacks, beverages, and t-shirts. All in all it was a wonderful night to meet new neighbors, visit with friends, and learn more about personal, home and neighborhood safety. If you want to know more about National Night Out, please visit this website: www.nationaltownwatch.org

Leslie Sterzinger



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Personal classifieds (one time sell items, such as a used bike...) run at no charge to Forest Creek residents, limit 30 words, please e-mail myenergyangel@aol.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.

COMMUNITY CLASSIFIEDS

HOLIDAY CRAFT SALE – 3604 Nicholas Cove (off of Bobby Jones) on Friday, Nov. 11th from 4-7PM and Saturday, Nov. 12th from 9AM-Noon Lots of arts and crafts for sale – Fall and Christmas wreaths, ornaments, wall decorations, mantle decorations, floral arrangements, jewelry, bulletin boards, etc. Please contact Rose at 255-2737 for more information.

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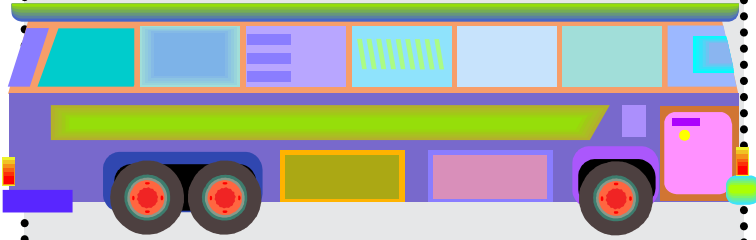
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CHRISTMAS PARTY BUS TOUR!



Christmas time is closing in on our fall festivities once again, and as Thanksgiving passes and the lights go up I am inviting Forest Creek Residents and a guest family of their choice to join in on a Christmas Light Party Bus Tour! This tour will cover the Austin area stopping at multiple locations for refreshments and fun for the family. If you are interested in spending an evening viewing all of the top festive neighborhoods with other Forest Creek Families and guest families please contact Joi Barnes for more information. joi@newageglobalconsulting.com

Happy Holidays!

LADIES, JOIN US FOR EXERCISE IN THE PARK

A group of Forest Creek women have formed a neighborhood fitness class on Tuesdays and Thursdays at 9:00 for one hour at the Forest Creek neighborhood park/pool area. The focus is yoga/pilates/body strength/stretching. The class supports all levels of fitness from beginner to more advanced. There is a \$5 drop in fee for each class. No advanced reservations needed. Our instructor is Sarah Simmons from chicfitproductions@gmail.com. Come work out in a fun, supportive environment!

Janet Ott



Marianne Iamele

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LANDSCAPING REPAIR

Now that the hard winter and long hot dry summer is over it is time for all homeowners to assess and repair the damage the freezing winter, record breaking heat and drought has caused to your landscaping and grass, especially the street and golf course visible lawns.

The Master Declaration Supplements require that street side yard lawns be installed with sod (not seed or hydro-mulch) for immediate greening (Supplement paragraph 1.10 Landscaping). Landscape maintenance standards require that the lawn be green and nearly weed free, and that other landscaping be kept in healthy condition.

Over this past harsh winter and summer, many landscaping plants, trees, and lawns have suffered or died, either due to the harsh conditions or lack of watering and care. Now, it is time to get serious

about making repairs to the landscaping and bringing the neighborhood back up to our high community standard. This means removing and replacing dead trees, trimming or replacing badly damaged bushes, and repairing or replacing dead or weed riddled lawns.

The HOA greenbelt has also suffered from the weather and water issues. The Board is taking action to repair the damaged areas.

Lawns are particularly problematic to repair. Our deed restrictions require sod on street side yards. For yards where more than 30% of the yard has been allowed to die or be taken over by weeds, the yard will need to be removed and re-sodded. For yards with less area needing repair or replacement, other methods will be acceptable provided the owner repairs the areas immediately so that the new grass can be well established prior

to winter dormancy.

In order to properly re-sod an area, kill existing grass and weeds (apply Round-up one week before removing old lawn) and use a sod cutter to strip away old top mat. (Hire a landscaper or rent a sod cutter from Home Depot.) If unsure what the old top mat and root system looks like, look for a lumpy mess on the grass. This is also an opportunity to repair or reconfigure irrigation or re-contour your yard if you have problem areas.

For existing stressed grass mostly what it needs is fertilizer, iron and water. You can green up the grass in a hurry using a little Epson Salt at night and then immediately watering the lawn heavily. It should appear much greener in the morning. Be sure to treat for weeds, since they will thrive in a yard with weakly established or stressed grass.

(Continued on Page 5)



Forest Creek Animal Hospital

*Clifford H. Peck, D.V.M.
Amber Breclaw, D.V.M.
Lisa LaBry, D.V.M.
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Landscaping Repair

(Continued from Page 4)

Numerous homes have been cited and fined for failure to maintain their yards at some survivable level. The Board will consider waiving part or all these fines if the cause was a lack of irrigation system and the owner takes action this fall to install and use an irrigation system and re-sod the yard.

This article assumes that by publication date we will no longer be under City mandated watering restrictions. If we are still under draught conditions, replanting will need to be delayed until the draught breaks and watering restrictions are lifted. Remember, hand watering is always allowed.

Kerri Hebert,

CenTex Association Management

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The Million Dollar Question

By Keith Chandler, Forest Creek HOA, President

When the Forest Creek development was approved by the City of Round Rock, the developer was required to install "maintenance free" masonry fencing along the collector roads. The developer chose to use a fencing product called Fencecrete and the City approved the choice. You can see that it is used in many communities. This fencing is made of cast cement with steel or wire reinforcement, and is supposed to last indefinitely. It turns out that the warranty period is less than the age of any of our fencing. The Fencecrete fencing in Forest Creek ranges from 8 to nearly 20 years old and is deteriorating. The iron inside the cement is rusting and splitting the sections, causing them to crumble and fall apart. Others are falling down because the support posts are cracking or shifting due to soft soil or tree roots. Our annual maintenance cost for replacing sections of the Fencecrete is growing, and more and more of the fencing is beyond patchwork maintenance. Other neighborhoods are already replacing their Fencecrete with other materials: a section of Fencecrete along Gattis School Road has recently been removed and replaced with a cement block wall.

It is time for us to plan for and fund a long-term solution to either maintain or replace the Fencecrete. Because we have over 13,000 feet of Fencecrete, this is a very expensive proposition. Our choices boil down to just a few.

1. We can continue to maintain and replace the Fencecrete as it deteriorates. With this option, the cost will steadily grow as more fencing needs replacing. It costs \$200-\$300/foot to replace with Fencecrete, and while current annual spending is \$30,000 per year, the cost will exceed \$50,000 per year soon and grow steadily to over \$100,000/year. The Board is already looking at needing to replace over 1000 ft. of fencing in the very near future. We are also locked into a single supplier for materials and much of the repairs (Fencecrete).

2. We can plan for replacing it with an alternative fencing material such as cast concrete, stone or brick. Because we have so much fencing and the high cost of replacing all of the Fencecrete, this project would need to be paid for over time to avoid unacceptably high dues or special assessments.

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The Million Dollar Question - (Continued from Page 6)

Either way, the HOA is looking at an expense of over two million dollars on this problem over the next 10-20 years.

If we choose to maintain the Fencecrete, it will all need to be replaced over the next 2-20 years, and at the end of that time, we will still have aging and deteriorating Fencecrete that we replaced in the early years. At our current costs, this will over two million dollars every 20 years, or at least \$100K each year, forever (in today's dollars).

If we choose to replace the fencing, there will be about the same cost (as 25 years maintenance/replacement). It would be a much more durable fencing and, if we chose readily available materials such as limestone block and/or stucco/brick, then we would not be tied to any single contractor for repairs or maintenance.

The Board proposes that we plan on replacing the Fencecrete with a permanent, well built, and attractive limestone veneer over cement block wall that will both enhance our community appearance and be a long term solution to the fencing problem. We propose to replace the Fencecrete in sections over several years, with the worst first. This would still require additional funding each year of the project.

This subject will be an issue on the ballot of the next annual HOA meeting so it is time to think of how best to plan for this. More discussion will come in future Caddie articles, so stay tuned and send any good ideas to the Board members.

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The Caddie

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- No reservations are required. Simply place your items in front of your home to participate!
- We will post general directional signs throughout the neighborhood. These signs are property of the HOA and the Events Planning Committee and are not to be removed, relocated or modified in any way!
- You are welcome to place your own individual garage sale signs in the neighborhood.
- There will be a truck at the Forest Creek park beginning at noon to receive donations and/or leftover garage sale items (no broken/stained/junk items please!)

12 DAYS OF CHRISTMAS HOLIDAY PARTIES (DEC. 9TH, 10TH, 12TH - 21ST)

- To host a holiday party, contact Vanessa Legere (vanessalegere@aol.com)
- The holiday parties are open to all residents to attend! You are welcome to bring guests.
- Refer to the marquee, The Caddie and HOA website (www.forestcreekhoa.org) for more details about the holiday parties.

HOLIDAY LIGHTS JUDGING (FRI., DEC. 9TH TO BEGIN @ 6:30PM)

- Please turn on your holiday lights and decorations for both the judging and hayride events
- Holiday Hayride (Sun., Dec. 11th from 5:30-8:30 PM)
- Santa Claus will be in a carriage for photos and will hand out candy canes to the kids!

*For further information about any of these events,
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The Forgotten Victims!

As all of you know the fires in Bastrop and surrounding areas have greatly impacted many people. People have lost their homes and belongings and are now relying on the help of the community. We all sprang into action to help the human victims and have forgotten about the animals, the victims who can't tell you how the fires have affected them and how much they have lost.

My name is Elizabeth Beeltey and I am a resident of Forest Creek, a student at Hyde Park Baptist High School and a member of the Austin Christian Leadership Academy. Our goal at the leadership academy is to demonstrate to the community that teens can make a difference. As a member we are required to do one service project of our choosing. I chose to help animals who have always been near and dear to my heart. For my community project I have chosen the Williamson County Regional Animal Shelter. I will be collecting donations for the animal shelter.

THE LIST FOR WANTED DONATIONS IS AS FOLLOWS:

- Pet toys that are safe and washable (KongToys, NylaBones)
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I realize that some of you may not have any of the items; however you may make money donations by accessing Wilco's website at www.wilcopets.org. If you chose to make a cash donation, I would appreciate it if you let me know so that I can measure the success of my community service project.

If you have a donation you would like to make you can call me at 512-289-4945 or email me at aclaproject@ymail.com and I will come by and pick them up and take your donation to the animal shelter. The phone number provided is my personal phone so I will not be able to answer it on week days between the hours of 8:00AM and 3:30PM but if you leave a message I will get back to you as soon as possible. If any kids are interested in helping out you can me at the number provided.

Thank you to those who have already donated. I took the first load over to Wilco last month and they we're ecstatic.

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One Time, at Band Camp...

By Deva Nelson

As an incoming freshman of the Cedar Ridge High School Raider Band, my summer vacation basically ended August 1, 2011. It was on that sunny and over 100 hundred degree day that almost 200 band members gathered at 7:45 am on the blacktop near the CRHS parking lot to begin learning the marching style for our show.

We worked on our step size and timing until about noon and then we would go inside and eat lunch. For the next 5 hours we worked on our music for our marching show and learned songs to play in the football stands. Then at 6:00 pm band camp was over.

We would go home, go to bed, wake up early, and do it all over again the next day. That was how the Cedar Ridge High School Raider Band members spent our last month of summer.

That's a little "behind the scenes" for you. I hope you got to see our halftime performances at the home JV football games. And just think, for the ten minutes we are performing on that field, we put in over 160 hours of practice!

NOT AVAILABLE
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DEAR NEIGHBORS,

I would like to start a new column in the Caddie that will showcase the accomplishments of our residents, adults and children alike. Here is how you can be included: Send an email to gbaypack@sbcglobal.net and write "CADDIE" in the subject line. Your submission should be one or two sentences long and can include birthdays, anniversaries, new babies, scouting accomplishments, sports and academic accomplishments, first steps, etc! Please type all names exactly as you want them to appear, i.e., last name vs. last initial.

For this month, please include an idea for naming this column.

Please have your submissions to me by the 6th of each month. This is a great opportunity to share life's happy moments with our neighbors. I hope you will participate! The deadline for our November Caddie is October 6th.

Barbara Edwards
gbaypack@sbcglobal.net

THE SEPTEMBER TASTING WAS WORTH WINING ABOUT!



We had a lively and fun 22 people show up with 12 bottles of wine to taste. The winning bottle was a reisling from Chateau St. Michelle, 2010 brought by our neighbors across the street, Jim and Judy Cramer. FOUR bottles tied for second place: Messina Hof 2010 (Mike and Emily Davis); Artist's Valley Qualitatschwein Mosel 2007 (Steve and Raquel Bernstein); Auslese Wilhelm Bergmann Mosel, 2008 (Gary and Kate Beetley); and Heritage Chateau St. Michelle 2010 (Gary and Shremp).



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