

SENDERA

Volume 7, Number 1

January 2012
Sendera Homeowner's Association

Official Community Newsletter

Plan Now for Landscape Changes

Any gardener will tell you, winter is the time to plan for all those changes you need/want to make in your landscape. Whether you need to take immediate action or can wait until the last frost (about mid February) to make improvements, now is the time to get your landscape changes down on paper. You want to be sure those plants are in the ground with enough time to settle in before the heat and drought return.

If your plans are simply to replace dead grass, tree, shrubs and other plants with essentially the same thing, you can do that without getting approval from the Architectural Control Committee (ACC). If you are thinking about the prediction of continued drought and the prospect of higher costs of water along with watering restrictions, and these thoughts have led you to consider changing your landscaping with hardscape and/or drought-tolerant plant material, then you must submit an ACC Approval Application. Why do you need approval to change your own property? Because this requirement is part of the Declaration of Covenants, Conditions and Restrictions that all property owners agreed to when they purchased a home in Sendera. This rule is there to make sure that all landscapes in Sendera meet a standard that will be consistent with the look originally established when our neighborhood was built. This helps preserve all of our property values.



The process starts with getting a copy of the ACC application. You can find it on the Sendera web site under Resources. Just click on the Document Library in the drop-down menu. The form is not difficult but it does require very specific information to be complete. An incomplete application will not be considered for approval so here are some of the items that you don't want to forget.

All applicable parts of the form must be filled out. Don't forget to sign and date it.

Item 2 is where you describe your plans. Put in as much detail in as you can, including the type and size of the hardscape, and the plant material you will be using. It really helps the review process if you provide a scale drawing of the finished project. It doesn't have to be fancy but it does have to be understandable.

Be sure and complete Part 5 with the initials and addresses of all neighbors who

will be looking at your changes from their homes.

Don't overlook the requirement to provide a plot plat showing where on the property changes will be made. A plat should have been provided to you when you closed on the house. If you can't find it, try going back to your title company or mortgage company and see if they can provide you with a copy. Often these documents are very fuzzy so you may have to use a high quality setting to get a copy that is clear

enough to show the survey lines. If you are using a professional landscape architect to design your new yard, they should be able to mark the plat for you.

IMPORTANT! Don't start the work until approval is received. Doing that or not submitting a request at all may mean that you have to remove what you have already done and it may also lead to fines.

Because many lawns and gardens were devastated by the terrible summer and the on-going drought, there are a lot of applications being submitted. Don't wait too long to send yours to our association manager, Jessica Bishop (see contact info on page 3). It may be cold and dark and rainy (we can only hope) now but Spring is just around the corner with Summer waiting to bake us to a crisp. Now is the time to make a plan that will help your yard not only survive but thrive.

2011-2012 BOARD OF DIRECTORS

Rick Perkins, President 512-291-9361
.....insuranceofaustin@yahoo.com
Drew Crosby, Vice President 512-592-9868
.....akcrosby@ft.newyorklife.com
Eric Shinault, Acting Treasurer 512-971-3144
.....eric@igneousquartz.com Sally Iwanski,
Secretary 512-292-8746
.....siwanski3minis@gmail.com
Pamela Kurburski, Director at Large 512-940-8430
.....pkgardensong@austin.rr.com

2011-2012 COMMITTEE CHAIRS

ARCHITECTURAL

Ron Urias, Co-chair 512-923-1988
.....rurius@farmersagent.com
Tom Franke, Co-Chair 512-291-1129
.....tom.franke@ci.austin.tx.us

NEWSLETTER EDITOR

Pamela Kurburski 512-940-8430
.....newsletter@senderahoa.com

POOL

Ron Urias, Co-Chair 512-923-1988
.....rurius@farmersagent.com
Rick Perkins, Co-Chair 512-291-9361
.....insuranceofaustin@yahoo.com

RECREATION

Suzann Vera 512-291-0714
.....suzannchili@sbcglobal.net
Sharon Boatright 512-653-5554
.....sharon.boatwright@amd.com

SECURITY

Rick Perkins, 512-291-9361
.....insuranceofaustin@yahoo.com

WEBMASTER

Sally Iwanski 512-292-8746
.....webmaster@senderahoa.com

ASSOC. MANAGER

Jessica Bishop, Property Manager
Goodwin Management, Inc.
11149 Research Blvd., Suite 100; Austin, TX 78759
Phone: 512-852-7918 • Cell: 512-771-7911
Fax: 512-346-4873
Jessica.Bishop@Goodwintx.com
http://SDR.Goodwintx.com

HOA WEB SITE

Sendera HOA Web Site: www.senderahoa.com

NEWSLETTER INFO

NEWSLETTER PUBLISHER

Peel, Inc. 512-263-9181
Article Submissions newsletter@senderahoa.com
Advertising advertising@PEELinc.com

Superior Service for You, Your Car (& Your Dog)

Customer Dog Park • Coffee Bar • Children's Playroom



Family Owned
& Operated
**Mark & Jan
Welp**

Kwik Kar
LUBE & TUNE
Southwest

3416 W. William Cannon @ Brodie Next to Culver's

National Fleet Service Center

(ARI/Enterprise/GE/MAP)

AAA Repair Facility

ASE Master Techs
Computer Diagnostics
Nationwide Repair Warranty
Courtesy Shuttle

ECO Friendly Oil Option

State Inspections
Full Service Oil Changes
30/60/90K Maintenance
Pre-purchase Inspections

www.kwikkarsw.com

891-7800

Mark your Calendars

Sendera Recreation Committee News

Submitted by Suzann Vera

All are welcome to attend Recreation Committee meetings. Any help is most appreciated- whatever your schedule allows. If you are unable to attend meetings, but would like to be placed on the Recreation Committee e-mail list for updates about neighborhood events, please e-mail suzannchili@sbcglobal.net.

HAPPY NEW YEAR FROM THE SENDERA RECREATION COMMITTEE!



7TH ANNUAL SENDERA CHILI COOK OFF AND FAIR WINNERS

A good time was had by all last November! Hope you all join us for May's BBQ Cook Off for some more neighborhood fun! And the winners are.....

- 1st Place Red Chili - Motorcycle Frog Poppers - The McClearys
- 2nd Place Red Chili - Bone Head Chili - Charlie Cowey
- 3rd Place Red Chili - Holy Smoke - JR Vera
- 1st Place Green Chili - Acunabego - Nico Acuna
- 2nd Place Green Chili - Bone Head Chili - Charlie Cowey
- 3rd Place Green Chili - Bad to the Bone - Greg Johnson
- People's Choice - Flaming Stool Chili - Price/Whipple/Adams
- Best Dessert - Bad to the Bone - Greg Johnson

GRAND CHAMPION - MOTORCYCLE FROG POPPERS - THE MCCLEARYS

Kids Campus

Quality Learning Center

Where kids have space to run!

Kids Campus is located on 5 beautiful acres right by the Oakhill baseball fields.

Coming in Spring 2012.....Outdoor Stage, a Garden Center with a Rain Water Collection system, Computer Lab, Outdoor Science Center, and much more!

AFTERSCHOOL CARE YOU CAN TRUST!

Servicing Baldwin, Mills, Kiker, Clayton, and Patton Elementary. Smaller numbers mean more individual attention!

KCLC
kids
club

Kinder - 5th grade



Our new facility is a MUST SEE!

5710 MCCARTY LANE | 78749 | 892-5437
WWW.KIDSCAMPUSLC.COM

Call TODAY for availability!

INFANT/TODDLER
DEVELOPMENT
CENTER

PRE-SCHOOL AND
KINDER-READINESS
CENTER

SCHOOL-AGE "KIDS CLUB"
PROGRAMS

infant toddler

IMMEDIATE OPENINGS!

We have a highly qualified and committed team of teachers that work individually with each child to encourage and enhance emotional, physical, and cognitive development. These spots will not last long

registration fee is \$0
by mentioning this ad

Sendera Loses A Good Friend

Gary Trumbo, a long-time resident of Sendera and a tireless worker for the improvement of our neighborhood, died October 13, 2011. Gary was born in Japan in 1950 and graduated from high school in Spain in 1968. He had a zest for life that included fishing, motorcycle trips with biker buddies and coaching his daughter's soccer team. He held a degree in Finance but pursued many professional interests including running a retail business, The White House, and opening a well-know restaurant, Rita's Cantina. He was also a successful realtor, broker, and property manager.

When Gary moved to Sendera from the Tanglewood subdivision, their loss was definitely our gain. Gary brought a wealth

of knowledge and experience that greatly benefited Sendera through his many years of service on the HOA Board of Directors. His special cause was volunteering as a member of the Architectural Control Committee (ACC), a challenging and often stressful job. As the chair of the ACC, Gary authored or co-authored the current HOA guidelines for basketball goal placement, screening of trash receptacles, online paint palette site and xeriscaping. All were done with the goal of keeping Sendera the type of neighborhood people are proud to live in. He was always willing to meet with residents to discuss their ACC applications either at their homes or on the phone. Gary was an involved and concerned member of our community. He will be missed.

Do You Know What's On the Sendera Web Site?

Sendera is governed by local, state and federal laws and regulations but there are additional rules established when our neighborhood was first built that all residents must follow. You can see all of the governing documents by clicking on the link to the Sendera page at Goodwin Management. The link is located on the home page.

Access to the Sendera web site (www.senderahoa.com) is available to all residents. If you don't have a password you may request one from the web site's home page. Click on Login and then Request. The Sendera Web Master will send you the information you need to log on to the Resident portion of the web site.

DID YOU SAY FREE?

**YES! YOUR NEWSLETTER IS PROVIDED
100% FREE OF CHARGE TO YOUR HOA**

and is made possible by the advertisers within. Please frequent their businesses and let them know where you saw their advertisement. While there, be sure to say "Thanks!"

www.PEELinc.com

PEEL, INC.
community newsletters



Want to make your new year's resolution stick?

CELEBRATE RECOVERY Mondays @ 7:00 pm

Codependency Group

(for those with loved ones struggling with addiction)

Sexual Addiction Group *(men's group)*

Anger Open Share Group *(men's group)*

Chemical Addiction Groups *(men's & woman's groups)*

Women's Support Groups *(eating disorders, sexual addiction)*

HOPE, HEALTH, HEALING Wednesdays @ 7:00 pm

Divorce Care

Safe People

Boundaries



SUNDAY WORSHIP @ 11 AM

BIBLE LIFE (all ages) @ 9:30 AM

**WATCH LIVE SUNDAY MORNINGS
OR VIEW ANYTIME ONLINE**

Great Hills Baptist Church
10500 Jollyville Road . Austin 78759 // 512.343.7763

www.ghbc.org

Setting S.M.A.R.T Fitness Resolutions

By Hjalmar Perez, BS, CPT, LMT and Humberto Estrada, CI-PT, MTI

Oh YES! Another New Year. Time to turn over a new leaf, to start fresh, to renew, to revive! We've heard it all, year after year. How could this year be any different than the others? A study conducted by Franklin Covey concluded about one in three people fail at maintaining their resolutions by the end of January and about four out of five individuals ultimately end up giving up by the end of the year. The top reasons: taking on too much and lack of commitment. So, what can you do to increase your chances of completing your goals for 2012?

The answer, get back to basics and being S.M.A.R.T. Studies have shown goals should be Specific, Measurable, Attainable, Relevant, and Time-bound. Let's revisit each, so grab a pen and paper and let's prepare you with your own S.M.A.R.T resolutions.

1. Specific

First, make goals are clear and unambiguous. Make them specific by clearly stating what you expect to achieve. Think about why your goal is important. How do you plan to accomplish it? For example, setting a goal to get stronger or have more energy is too vague. Instead, come up with a statement that leaves no doubt about what you are trying to accomplish. For example, to get stronger so I can take my family on a hiking trip to Colorado or to start exercising so I can run my first 5k. Now that has purpose and clarity!

2. Measurable

Second, set criteria for measuring progress along the way. This one is all about answering "how much or how many" in order to quantify your results. For example, stating you are going to lift weights and do cardio is not as effective as deciding you are going to lift weights for 40 minutes 3 times a week. The latter one leaves little room for misinterpretation. Therefore, by the end of each week you should be able to easily determine if you are moving towards your goal.

3. Attainable

Third, goals should be realistic and attainable! Come up with goal that is challenging. However, be realistic about factors such as your skills level, your current knowledge and how much time you can reasonably devote. You're looking to be committed to your goal by making it attainable. Allow it to take you slightly pass your comfort zone and have a support system to assist you if you happen to side step it!

4. Relevant

Next, the goal must be important to you. Furthermore, you must believe you can accomplish it and you must take ownership for completing it. Asking family members or friends for their input is perfectly fine. However, we often put the responsibility of our goals on others. Using phrases as "my wife says I need to exercise" or "my doctor wants me to lose weight" shifts the ownership of the goal away from you. There is good news; studies show those who take an active role in defining and owning their goals are likely to have a

(Continued on Page 7)

**NOT AVAILABLE
ONLINE**

**PEGGY
WEST** PROPERTIES



Specializing in Sendera since 1998
*Sendera Resident

*"I know every floor plan and
every upgrade your home has to offer."*

*Why call anybody else?
No one knows Sendera like Madeline!"*



Call for a FREE
no obligation CMA
(512) 291.4400

Madeline Mansen

Madeline@peggywest.com

(512) 291-4400

www.peggywest.com

LAYERS OF PROTECTION



CONSTANT VISUAL SUPERVISION



LEARN TO SWIM



WEAR LIFE JACKETS



MULTIPLE BARRIERS ON ALL POOLS & HOTTUBS



KEEP BACKYARDS & BATHROOMS SAFE



ALWAYS CHECK POOL/HOTTUB FIRST FOR MISSING CHILD



LEARN CPR



COLIN'S HOPE

Increasing water safety awareness and standards

For more information,
check out our website at
www.colinshope.org



In 2011, more than 50 Central Texas children have drowned or nearly drowned. This number is higher than in recent years. Please continue to keep kids safe in and around the water.

Drowning is Preventable

SAT., JAN. 21 @ EMPIRE AUTOMOTIVE WAREHOUSE (604 E. 7th) 8-11 PM

TIX: \$20 ONLINE, \$30 AT THE DOOR

**BEST DAY
EVER BASH**

TO PREVENT CHILDHOOD DROWNING

LIVE MUSIC FROM

MORE CRAWBELL

★ ★ AND DJ KURV ★ ★

TASTY FOOD SERVED UP FROM

THE SIDE BAR

AIRSTREAM ★ TRAILER

BEVERAGES FROM:

DEEP EDDY SWEET TEA VODKA
SAVVY VODKA
ZICO COCONUT WATER
CLIF FAMILY WINERY
A LOCAL BEER TBA

EVENT T-SHIRTS SERVED UP FROM THE

SANCTUARY
PRINT SHOP
EL CAMINO

BEST ★ WATER INSPIRED ★ ART AUCTION EVER

FEATURING ART FROM MIG KOKINDA, WILL HERON, WYLAND, LAUREN HAMMONDS, HR CUOZZI, ZEB MATTHEWS, PETER DAVIS, DAVID HURTADO, BARBARA MATTHEWS, CHENIN CAMILLE, NATALYA MADALORA AND MORE.

BEST ★ WATER INSPIRED ★ ART AUCTION EVER



CLIF FAMILY
WINERY



NATURALLY POWERED

ZICO

HONEST
tea



SAT., JAN. 28 @ NITRO SWIMMING (BEE CAVE) 1-5pm

Visit us online

COLIN'S HOPE
got swim clinic

Register Online: \$35 - Ages 7 to 17
Olympic Swimmer Instructors

Brendan Hansen ★ Kathleen Hersey
Garrett Weber-Gale



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

S.M.A.R.T. Fitness Resolutions - (Continued from Page 5)

higher level of commitment and success!5. Time-Bound

Last, set deadlines, keep it moving! Focus in setting daily, weekly and monthly mini-milestones to serve as guideposts for your journey. This strategy provides you with a chance to regularly assess how you are progressing and to adjust if necessary. Here's a quick example: you've decided to lose 10 pounds. So establish a daily goal to decrease your caloric intake by 200-300 calories, a weekly goal to lose one half to one pound & a monthly goal to complete 10 miles of walking. Mini-milestones provide you with guidance on specific actions you can take to move closer to your future goal while decreasing the failure rate!

By applying the principles of S.M.A.R.T you prepare yourself to achieve your New Year resolutions. Also, it is highly recommended to consult with your physician before beginning any exercise program.

Cheers to a New You and a New Year!



At no time will any source be allowed to use The Sendera Newsletter's 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 Pine Brook Periodical is exclusively for the private use of the Pine Brook HOA and 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.

Come See the new children's building

Sunday School @ 10 and 11:15am

*Join us SUNDAYS for
Vibrant Worship with
Inspiring Music
and a Positive Message*

OAK HILL UNITED METHODIST CHURCH

8:45 A.M. Blended Worship Service

10 A.M. Pathways Contemporary Praise Worship Service

11:15 A.M. Traditional Worship Service



Oak Hill United Methodist Church is located on Hwy. 290, just west of the Hwy. 290/Hwy. 71 split ("the Y") in Oak Hill. We are directly across from the ACC Pinnacle Building. Visit our website at www.oakhillumc.org or call 288-3836 for more information.

7815 Hwy. 290 W., Austin, TX 78736



PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

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

SN

Now in Circle C!



The Austin
Diagnostic Clinic

NEW YEAR. NEW LOCATION.
Same great care.

Now Open!

Serving families in Austin since 1952, The Austin Diagnostic Clinic is now open at a location near you in Circle C. Our new office in Parkside Village on the southwest corner of Mopac and Slaughter Lane features *EasyCare* after hours and weekend services. Medicare and most insurance plans are accepted.

FEATURING:

PEDIATRICS, FAMILY PRACTICE, PODIATRY,
ALLERGY, LAB & X-RAY AND *EASYCARE*

Moving from ADC South to ADC Circle C are:

PEDIATRICIANS

Vanessa Chiapetta, MD
Diane Garza, MD
Beth Nauert, MD
Sara Woods, MD

PODIATRY

Nolaska Souliotis, DPM

FAMILY

PRACTITIONERS

Jennette Cross, MD
Shelley Li, MD

ALLERGISTS

Thomas Smith, MD
John Villacis, MD

EASYCARE

This new service to southwest Austin will offer walk-in and same-day urgent care seven days a week.

PARKSIDE VILLAGE IN CIRCLE C • 5701 W. Slaughter Lane • Austin, TX 78749 • ADClinic.com/CircleC