

# SENDERA

Volume 7, Number 11

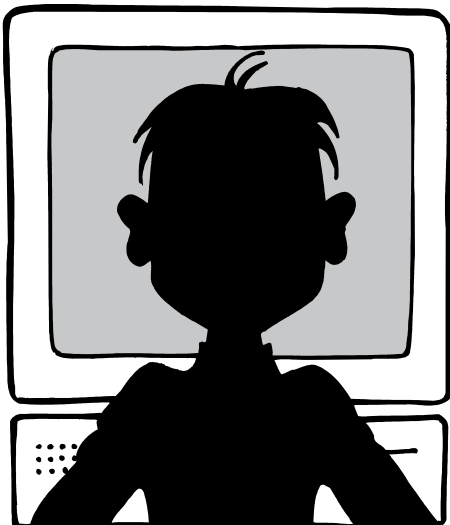
November 2012  
Sendera Homeowner's Association

## Official Community Newsletter

### New Sendera Website Coming soon

By the time this newsletter is distributed, the new Sendera web site should be up and running. Webmaster, Sally Iwanski, has been working with other Sendera residents (thanks to Michael and Alex) to launch the new site in early November. Our old site, [www.senderhoa.com](http://www.senderhoa.com), should not be available after October 31, 2012.

The new site, [www.senderhoa.org](http://www.senderhoa.org), will be hosted on Small World Labs, a local social media provider. At this time, we are not sure we can migrate accounts from the old site so all residents will need to request a new login. Watch for more information on our Facebook page.



### Sendera Recreation Committee News

#### *Mark your Calendars*

*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](mailto:suzannchili@sbcglobal.net).

*Next meeting: Thursday October 18th 6:30pm at 8817 Whiteworth Loop - all welcome.*

#### **8th Annual Sendera Chili Cook Off and Fair**

**Sunday November 11th** in the parking lot by the pool from 12-2:30pm (The Cowboys play at 3:00pm). Judging will take place at 12:30PM at which time residents not participating as cooks can join in the fun with a "bottomless" cup to be filled at the chili booths (while it lasts), check out the vendors, enjoy entertainment and get to know your neighbors. Cash Prizes and trophies will be awarded for several categories of chili including: best red, best green, best booth, and fan favorite. [Editor's Note: Winners will be posted in the December newsletter]

**The annual Christmas Decorating Contest and 4th Annual Bike Ride** will take place on Thursday December 20th at dusk. Special awards will be given to the best decorated homes and the winners will be featured in an upcoming newsletter and on the website. To enter the contest, please have your lights on! Forth annual Bike Ride through Sendera to see the Holiday Lights- all levels of cyclists are welcome and we finish the event with Hot Chocolate and cookies!

Join us for **Christmas Caroling on Thursday December 20th**. Practice starts at 6pm with caroling beginning at 6:30pm. Meet at the corner of Whiteworth Loop and Raimes Run. All welcome. This is the last day of school for AISD students and starts Winter Break.

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## HOA WEB SITE

Sendera HOA Web Site: [www.senderahoa.com](http://www.senderahoa.com)

## NEWSLETTER INFO

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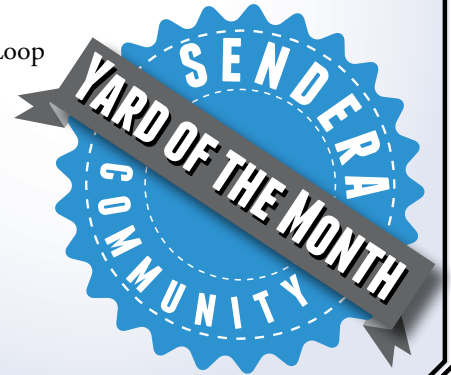
**NOT AVAILABLE  
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## ***Yard of the Month***

Even with the drought, most of the yards in Sendera are still being well maintained. To recognize the efforts of residents whose yards contribute to putting our best foot forward to future homeowners, the HOA Board of Directors has authorized small monetary awards along with a sign to be displayed in the chosen yards.

*Congratulations to the following recipients of the Sendera Yard of the Month Award:*

9022 Whiteworth Loop  
4828 Norman Trail  
4501 Hoffman





## PET CORNER

### CAN I GIVE MY DOG THANKSGIVING SCRAPS?

*Submitted by Kristen West*

We know it's tempting, but most Thanksgiving scraps are not safest treat for your pets. Cooked turkey bones are a big no-no as they can splinter and result in a trip to pet ER. Additionally, overindulging your pet in other fatty foods can lead to stomach upset, diarrhea or even life-threatening pancreatitis. Other items to avoid are onion, sage, garlic ... and please, don't ever give your pet alcohol.

If you can't turn away from those puppy-dog eyes, a bite or two of pet-safe veggies like plain broccoli, sweet potato or carrots, or a small taste of plain turkey is usually OK. Put the treats in a Kong or other puzzle toy while you sit down to eat with your family so that your furry begger is happily preoccupied!



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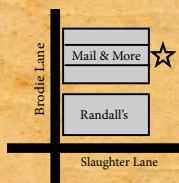
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## Acts of the Board

The Sendera HOA Board of Directors met on October 6, 2012 at Bethany Lutheran Church. Complete minutes from the meeting will be posted on the Sendera web site as soon as they are approved.

Several residents participated in the Owner's Forum. During this part of the meeting, a concern was expressed about rats coming from the Chickasaw Sink (area between Chickasaw Court and Chesney Ridge Drive). It was suggested that rat bait be put in the Sink area to control this problem. The Board agreed to check with the City of Austin Watershed Protection Department about the problem. Our property manager was directed to contact the Health Department to see if there was some action they could take. Scott Hiers, Senior Environmental Scientist for Austin, has advised us that we may not put rat bait in the sink area or clear any more of the vegetation than we already have cleared. He suggested focusing baiting in attics and around the foundations of nearby homes. This is, of course, up to the individual resident.

The Board approved the budget for 2013. At this time, the projected expenses will be covered without any dues increase.

Landscapes USA reported completion of the projects on Davis Lane to improve the line of sight for cross traffic on Copano. With the cooler weather and the rain, they will be proceeding with previously approved enhancements to the entries and the Raimes Run/Hoffman trail. Future plans are in place for landscape improvements at the Swim Center.

The addition of a playscape for toddlers at the Sendera Mesa Park is being explored. Board Treasurer, Angie Flores, will get bids and present them to the Board.

The Board directed the property manager to secure bids for a Reserve Study. This study will project what reserve funds will be needed to maintain assets like the parks, Swim Center, retention ponds, walls and fences.

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## New and Improved Irrigation Rebate Makes Debut

*Submitted by Jacob Johnson, LI 17528  
Austin Water Conservation Program Specialist*

Austin Water recently revised the irrigation upgrade rebate program to make participation easier than ever. Residential Austin Water and eligible wholesale customers no longer need an irrigation evaluation by Austin Water prior to beginning any rebated work. So instead of just fixing your irrigation system, upgrade it!

The rebate program is for existing irrigation systems only; rebates will not be given for new systems and/or expansions. A licensed irrigator or the homeowner must complete the work that will be rebated. Once the work is complete, submit the completed application and itemized receipt within 30 days. Staff may perform a post-project inspection to verify the completed work. The application can be found online and will always contain up-to-date information about the program: [www.austintexas.gov/departments/water-conservation-residents](http://www.austintexas.gov/departments/water-conservation-residents)

### ITEMS ELIGIBLE FOR REBATE:

1. Rain sensor or soil moisture sensor (up to \$50): rain sensors and soil moisture sensors detect moisture and will shut off the irrigation system until the sensor dries out.
2. Pressure Regulating Valve—"PRV" (up to \$100): Misting or fogging in an irrigation system is often a sign of excessive operating pressure. A pressure regulator on the irrigation mainline helps decrease misting, makes spray patterns easier to control and extends the life of your irrigation components.
3. Pressure Regulating Components other than a PRV (up to \$100): A pressure regulating valve on the irrigation mainline is a way to control system-wide high pressure. However, not all stations are created equal. If only some stations are operating at excessive pressure, you may choose to install pressure regulation components at the individual station valve or even change out those heads to pressure compensating heads. If using pressure compensating heads, the entire station must be converted.
4. Conversion from spray to multi-stream multi trajectory nozzles (\$4 per nozzle, up to \$100; entire station must be converted): Multi-stream, multi-trajectory nozzles have a spray pattern that looks like rotating spider legs. This spray pattern results in higher distribution uniformity and is less susceptible to wind drift. This rebate is perfect for mid to large turf stations.
5. Conversion of station to drip (up to \$50; must include filtration and pressure regulation): Well designed and installed drip systems are extremely efficient. Drip applies water directly

*(Continued on Page 6)*

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# Sendera

*(Irrigation Rebates Continued from Page 5)*

to the soil at a very low rate. However, to operate correctly, drip stations need filtration to prevent clogs and a form of pressure regulation to bring operating pressure into range for the drip emitters. The current code exempts drip from watering restrictions which will allow drip users to create their own schedule.

6. Capping a station (\$50; station valve must be removed): You may have an area of your yard that you don't need to water or where you may be making some big landscape changes. If you decide you don't need a certain station anymore, remove the station valve and you'll be eligible for a \$50 rebate. Keep the cap visible and hang on to the valve for the possible post-work inspection. But remember, even high quality irrigation systems can use a lot of water so pay careful attention to scheduling. Austin Water and eligible wholesale customers who use more than 15,000 gallons per month may benefit from a free irrigation evaluation performed by a licensed irrigator. Call 974-2199 or email [watercon@austintexas.gov](mailto:watercon@austintexas.gov) for more information or to schedule an evaluation.

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## Choosing the Upgrades That Will Bring the Best Returns

*Submitted by Eric Hegwer, JB Goodwin*

Your home is most likely your most valuable investment, and like all investments you want the best rate of return possible. When making upgrades to your house, some projects have a bigger “bang for the buck”.

Here's a list of the most common home repair projects and their estimated cost and how much you can expect to receive back when you decide to sell.

Project	Estimated Cost	%Recoverable
Add a Full Bathroom	\$5,000 - \$10,000	50% - 80%
Add a Half Bathroom	\$2,000 - \$3,000	60%
Add a Bedroom	\$6,000 - \$15,000	65% - 85%
Enclose a Porch	\$5,000 - \$6,000	50% - 60%
Repaint	\$3,000 - \$10,000	30% - 80%
Install new exterior Siding	\$3,000 - \$8,000	75%
Landscape	\$500 - \$2,000+	40% - 60%
Add a Pool	\$10,000+	0% - 40%
Add a Patio	\$2,000 - \$4,000	35% - 60%
Replace A/C (per unit)	\$5,000 - \$10,000	75%

The Estimated cost and % Recoverable varies based on the quality of work done, and the materials used. Generally mid to upper range finishes, and high quality craftsmanship will cost more, but also give a higher percent return.

*Source: Institute of Real Estate Appraisers*



## Why Knowing About Kilowatt-Hours Can Help You Save Money

*By Chris Lee*

Let's all admit it - we've all taken electricity for granted. As soon as we were young enough to reach the light switch to turn on the lights, we've never thought about electricity since it's been integrated into our lives as a basic necessity. By understanding a little bit about a Kilowatt-Hour (kWh) of electricity use, you'll more easily measure and compare the costs to operate your appliances in order to figure out how you can save some money.

The concept of kWh is difficult to visualize since most of us have forgotten the details of our high-school physics class (for those of us that actually took high school physics). Power, energy, time?...how can we define kWh? If you turned on twenty 100-watt lightbulbs in your house and left them on for 1 hour, you would have used 2 kWh (20 lightbulbs x 100w x 1 hour = 2000 watt-hours). And if you used your clothes dryer for an hour and your dryer is rated at 5000 watts, then you used 5 kWh (5000w x 1 hour). While each family uses electricity differently based on their living habits, here's a website that will give you an idea on energy use of common household appliances. Caution: the dollar figures used in this chart are based on \$0.07 per kWh instead of the typical \$0.10 per kWh in Texas:

[www.glendalewaterandpower.com/rates/appliance\\_operating\\_costs.aspx](http://www.glendalewaterandpower.com/rates/appliance_operating_costs.aspx) (Shortened: <http://goo.gl/kCelA>)

So if you looked at your energy bill, you'll see that you're paying for the amount of Kwh's that you and your family use. By knowing the concept of kWh you'll be able to more easily correlate your energy use to your energy bill and therefore be able to do more to save money. To help you save energy and therefore more money, here are some resources with helpful energy saving tips:

[www.takealoadoftexas.com/index.aspx?id=energy-efficiency-tips](http://www.takealoadoftexas.com/index.aspx?id=energy-efficiency-tips) (<http://goo.gl/meydE>)

[http://energy.gov/sites/prod/files/energy\\_savers.pdf](http://energy.gov/sites/prod/files/energy_savers.pdf) (<http://goo.gl/u3fuE>)

I hope you've understood the basics of a Kilowatt-Hour and how it's measured to help you see your energy usage. If you have any questions about this, please ping me at [leec89@gmail.com](mailto:leec89@gmail.com).





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