

ROUND ROCK RANCH

Official Newsletter for the Residents of Round Rock Ranch

December 2012

Volume 2, Issue 12

Dear RRR Homeowners,

Thank you all for your support and understanding during this transition to our new property management company Cen-Tex Association Management. We have had a few glitches, but nothing major and your RRR HOA Board appreciates your patience and looks forward to our annual meeting next month. Please be on the watch for your meeting notice and if you are unable to attend, please fill out your proxy and give to your neighbor who will be attending or mail it in. It is very important that we make a quorum and are able to conduct business for the upcoming year.

My personal challenge this year for our neighborhood has been to help with the transition of our new management company and better communication of owners to their renters of the rules and regulations for our subdivision. It has not worked out as I had planned, but I have rolled with the punches. We are back on track with a committed property manager, Kerri Hebert and she has really stepped up to the plate. Your Board of Directors have stayed the course and weathered the storm, none for the worse. I am proud of what we have accomplished this past year and know we have helped make Round Rock Ranch a better place to live.

I hope you and your family has a blessed holiday season and hope to see you all next year at our annual meeting.

*Lea Beth Munoz
President – RRR HOA*

2012 SOCIAL EVENTS CALENDAR

CHRISTMAS LIGHT CONTEST!

Judging will take place

Saturday December 22nd

Winner will be rewarded a \$100 gift certificate
from Home Depot

**Please note that these are tentative dates.
Due to factors beyond our control, some dates
may need to be changed.*



BOARD OF DIRECTORS

ROUND ROCK RANCH BOARD OF DIRECTORS

LB Munoz..... President
940-1832 president@roundrockranch.com

Jena Richards Vice President
608-1523 vp@roundrockranch.com

Morris Winkle..... Treasurer
244-9338 treasurer@roundrockranch.com

Lehi Gracia..... Secretary
673-8743 secretary@roundrockranch.com

Khri Tuffentsamer Director at Large
925-7322 director@roundrockranch.com

ENCLAVE BOARD OF DIRECTORS

Michael Fontana President

Polly Middlebrook Vice President

Jennifer Smith Secretary

Enclave Board enclave-board@roundrockranch.com

PROPERTY MANAGERS

ROUND ROCK RANCH PHASE ONE HOA

CenTex Association Management..... 512-759-3734

.....P.O. Box 114, Hutto, TX 78634

..... 210 E. Hwy. 79, Suite 101, Hutto, TX

Fax/Email 512-759-3713/kh@centexmanagement.com

Kerri Hebert, Manager (pronounced "Abear")

ENCLAVE AT ROUND ROCK RANCH HOA

www.pamcotx.com

Preferred Association Management Company(PAMco).....

512-627-5747 PO Box 7079 Round Rock, TX 78683

Doug Plas, Manager dplas@pamcotx.com

NEWSLETTER INFO

PUBLISHER

Peel, Inc. 512-263-9181

Article Submission editor@roundrockranch.com

Advertising..... advertising@PEELinc.com

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.

Contact info is above.

Email List for Announcements

Every now and again, information about something highly important to our neighborhood needs to reach as many households as possible. Cen-Tex Association Management is building an e-mail list, slowly but surely, for announcements. Please contact Cen-Tex Association Management at kh@centexmanagement.com with your current email address so you do not miss out on information you need to know.



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Round Rock, TX 78681
512-310-5900 | 1009 FM 685
Pflugerville, TX 78660
512-252-7500 | 2009 RR 620 STE 530
Lakeway, TX 78734
512-266-0404 |
|--|---|--|---|--|

The Enclave

First of all, a big “THANKS” to the residents who participated in the Enclave Cleanup Day, Saturday, November 10th! Several home owners and children showed up to give a little of their time to help improve the community. The small group volunteered 2-3 hours of their time to pick up rubbish in the greenbelt, up and down the north and south sides of our streets, the pathway between homes, the area outside of the gates, and around the exterior fence along Gattis. If more residents will get involved, we can finish the spring cleanup in an hour or so. Is an hour or two, twice a year, asking too much to keep our neighborhood looking great?

Dog waste was a significant portion of debris picked up in the greenbelt. The Board is in discussions with PAMco to develop a plan for dealing with this situation. We can increase our monthly dues and pay a company to come out and pick up after those residents who do not pick up after their pets, or we can set up spy cameras and send a bill to the offending owners, or we can just do the right thing and stop treating the public areas as garbage cans.

It is not too much to ask each Resident to be responsible for picking up after their pets and/or picking up garbage in the street in front of their home.

PAMco has kindly donated a trash can which is centrally located in the greenbelt near the walkway for our use. Thanks, Doug!

Next, the Board is working with PAMco on reinstating the “Parking Policy”, including random towing. Enclave residents will be receiving an official notice with the details of the parking policy prior to year’s end and will be implemented at the beginning of 2013. Be watching for your official notice.

Be considerate of your neighbors: please park your cars on your property. Any cars parked in the street for more than 48 hours are subject to towing per Round Rock City Ordinance. Any car parked in front of a driveway, even if only partially blocking the drive way, is subject to towing. Overflow parking at the end of the street is not for storage of extra vehicles. The most frequent complaint the Board receives about parking is neighbors not parking in their own driveway when the driveway is available.

All Enclave Homes have four parking spots: Two Garage Spots and Two Drive Way Spots.

Last, but certainly not least - PAMco, the Enclave property management company and Doug Plas, the Enclave property manager, are sponsoring a Holiday Lights Contest with 3x\$100 Visa gift cards as prizes. Judging will take place on or around December 16th. Like our property inspections, we will not know exactly when they are coming – but they are coming!! The Judges will consist of Doug’s children who are looking for something creative – not the “Clark Griswold” type of lighting. Homes with any kind of Holiday lighting/decoration will be considered. (Hint: Doug has indicated his kids like the color purple and princesses)

Wishing all Round Rock Ranch Families a Safe and Happy Holiday Season!
Merry Christmas-

**NOT AVAILABLE
ONLINE**

ELECTED OFFICIALS

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

ROUND ROCK RANCH

Fall 2012 City of Round Rock Residential Paint/Chemical Collection

WHERE:

City of Round Rock's Deepwood Recycling Center
310 Deepwood Drive, Round Rock, TX 78664
(512) 218-5559

WHO:

For City of Round Rock Resident's only (Eligibility Determined by current City of Round Rock Water Bill)



WHAT TO BRING:

- Your driver's license
- City of Round Rock Water Bill to prove eligibility
- Any of the wastes listed below (some items may be limited)*

Paint Stain Thinner Lacquer Spray Paint Cleaners Motor Oil
Oil Filters Pesticides Herbicides Fertilizers Pool Chemicals Home
Chemicals Batteries Antifreeze Power/Brake/Transmission Fluids
Fluorescent Lights/CFL's Propane Cylinders Aerosol Cans
Mercury thermometers/thermostats Non-controlled and OTC
Pharmaceuticals

* Residential quantities only – defined as no more than the equivalent of 25 gallons and/or 50 pounds of material and NO container over 5 gallons in size.

WHAT NOT TO BRING:

- NO more than the equivalent of 25 one gallon cans.
- NO containers larger than 5 gallons
- NO Business/Contractor Waste
- NO ammunition, explosives or shock sensitive materials
- NO smoke detectors or other radioactive materials
- NO needles, sharps or other bio-medical wastes
- NO tires, computers, tv's or electronics



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Upcoming City Events

December 7, 2012 Family Christmas Night Downtown Round Rock

December 8, 2012 Central Texas Harley Davidson Toy Run

Round Rock Operation Blue Santa

Round Rock Operation Blue Santa is a non-profit organization that was established in 1978 by volunteers and employees of the Round Rock Police, Fire, and Parks and Recreation Departments. Since 1978 Operation Blue Santa has delivered toys and food to families in need. In the first year, fewer than twenty families were served. Every year the number of families served has grown. Currently over 1,600 individuals are served. Operation Blue Santa is supported entirely by the community (schools, individuals, and businesses) in the form of donations.

Operation Blue Santa's mission is to provide assistance to Round Rock families during Christmas. Together we have seen many lives changed for the better and celebrated the magic of the holiday season.

For more information please call Operation Blue Santa at (512) 801-4586 or email us at operationbluesanta@roundrocktexas.gov

TIPS TO GET YOUR LAWN MOWER READY FOR WINTER STORAGE

Performing a few basic lawn mower winterization tasks now will pay off next spring and help to extend the life of your mower.

Remove all fuel from the gas tank with a siphon pump. Unused fuel left in the gas tank can literally shellac the inside of your carburetor, necessitating a tune-up next spring. Siphon out as much fuel from the tank as possible. When finished, start the engine and let it run until all of the fuel is used. If the gasoline can't be easily removed from the tank, add a fuel stabilizer. This will prevent deposits from forming in the carburetor.

Drain and refill the oil. While the engine is warm, drain and refill with fresh oil. Be sure to use the oil that's recommended for your lawn mower. Properly dispose of the used oil by taking it to your municipal hazardous material recycling location. If you own a two-cycle lawn mower, this step is not necessary.

Lubricate the engine and check the air filter.

Remove the spark plug and put a spoonful of oil through the

(Continued on Page 6)



HOLIDAY WISHES 2012

Each year, neglected and abused children in the Austin area must be removed from their homes by Child Protective Services caseworkers.

Separations occur all year, but it is especially difficult during the holidays. Partnerships for Children is making a difference in the lives of these children and we invite you to join us by participating in our Holiday Wishes program.

With your help, how many children can we impact this year?
Please contact us at:

512.834.4756

holidaywishes@partnershipsforchildren.org

GET INVOLVED:

- ✓ **SPONSOR** a child by purchasing items from their wish list
- ✓ **MAKE** a donation and we will shop for you
- ✓ **DONATE** general gifts for children that are not matched with community donors
- ✓ **ORGANIZE** a drive to collect gifts commonly requested on children's wish lists

Thank you for your support!

ROUND ROCK RANCH

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Lawn mower Tips (Continued from Page 5)

port. Replace the spark plug and pull the start cord several times to distribute the oil throughout the engine. Clean the air filter and replace if necessary.

Clean the mower. Clean the mower thoroughly before storing. Scrape off any dirt and grass clippings from the underside of the mower. Rinse off the lawn mower and wipe dry any moisture.

Storing your mower. Store your mower in a cool, dry place. If you are planning to cover your mower, be sure to use a cloth material because plastic will trap moisture.

These simple tips will help to ensure a healthy lawn next spring.

Round Rock Ranch Residents

Please help reduce what goes into the landfill this holiday season!

Recycle your Christmas Trees at the Round Rock Recycling Center

310 Deepwood Drive – Located right of FM 620

For all your recycling questions please go to:

<http://www.roundrocktexas.gov/homel/index.asp?page=460>

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