

SENDERA

Volume 9, Number 1

January 2014
Sendera Homeowner's Association

Official Community Newsletter

2013 FINANCIAL UPDATE

By Angie Flores, Treasurer

The Sendera HOA Board has been busy making various improvements around our neighborhood in 2013. Some of the improvements may have been evident to you while others may have gone unnoticed. It is the responsibility of your Board and management company, Pioneer Real Estate Services, to manage our HOA property so that we can sustain our property values and the values of the facilities your HOA owns. Over this past year, we have completed several projects that we felt were necessary for the betterment of the community.

One project that was overdue for our community was a Reserve Study. In February 2013, the Sendera HOA Board commissioned Association Reserves, inc. to complete a "Full" Reserve Study about our community. A Reserve Study is a valuable budget planning tool that identifies the HOA's current and future reserve obligations. The study assumes that reserve balances will be used to fund these repair and replacement projects. As part of the study, the consultant evaluated all the facilities and infrastructure that the HOA will need to repair and replace in the next 30 years and provided a schedule for those replacements. The study also considered the HOA's current fund balances and future collections to provide a 30-year income and expense forecast. Association Reserves, Inc. rated our reserve balances as "Fair" and provided a plan for building a "Strong" reserve. As part of the plan for building a strong reserve, the study recommends contributing \$3,400 to the reserve on a monthly basis. The Board will be budgeting for this contribution in the 2014 budget as it has in the past and plans to continue the practice going forward.

For 2014, the study identified several projects for completion. Some of these items have been or will be completed by the HOA by the end of 2013. For the near future, these items are the most costly, so a good portion of our reserve balances will be used by 2014 and will begin to build up in 2015. Table 1 shows the projects identified by the Reserve Study for 2014.

(Cont. on Page 3)

Eating Local Made Easier

Attention Sendera Food Lovers!

Sendera is pleased to announce that we have partnered with CitySprout, a new service that connects local farmers to communities by enabling the purchase and delivery of locally grown and produced food. Through the CitySprout website, you can shop for local produce, meats, eggs, and dairy from our surrounding farms. New foods are added each week, and the offers are always fresh, delicious and delivered right here to Sendera by our local farmers themselves. There are no upfront costs, membership fees, or minimum purchase requirements. Deliveries will be at the Sendera Swim Center parking lot every Saturday starting at 3pm.

To sign up, go to the Sendera web site and select City Sprouts from the Community tab. Scroll to the bottom of the page and click on the link to get started. Once enrolled, you will be notified of new offers of local food that is available for delivery to our neighborhood. You place your order and pickup your produce at the pool. No more waiting in lines at the grocery store or looking for parking in packed parking lots! No more getting up early to go to the local farmers' markets. Just shop from the comfort of your home and enjoy great, fresh food.



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Article Submissions www.peelinc.com
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A resident of Sendera since 2002, Jim Gilbert has been partnering with buyers and sellers in Sendera and other Austin-area neighborhoods since 2005.

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Visit our **Sendera Austin Homes** Facebook page. Posts include Sendera market updates, neighborhood photos, real estate information, and more. **LIKE** our page and keep up with what is happening in your neighborhood!

Jim Gilbert, e-Pro, REALTOR®

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Table 1

2014 PROJECTS

<i>Project</i>	<i>Estimated Average Cost¹</i>	<i>Estimated Completion</i>	<i>Actual Cost</i>	<i>Completed</i>
Replacement of Park Furniture (North/South)	\$1,200	2014		
Replace Playground Mulch	\$15,000		\$6,008	May 2013
Relocate South Playground	\$10,000	2014		
Install Toddler Playground	\$10,000	2014		
Replace Wood Fencing	\$113,000		\$149,500	October 2013
Refurbish Monument Signs	\$5,500	2014		
Partial Replacement of Patio Furniture	\$850		\$1,500	Summer 2012 & March 2013
Refurbish Bathroom Interiors – Pool	\$5,400		\$1,500	March 2013
Repaint Pool Metal Fence	\$3,050	2014		
Repair Concrete Pool Deck	\$10,050	2014		
Resurface Cool Decking	\$10,750	2014		
TOTAL	\$184,800		\$158,508	

(Continued from Cover Page)

As of February 2013, the HOA's reserve balance was \$209,772. As of September 31, 2013, the reserve balance had been reduced to \$99,778. It is estimated that by the end of December 31, 2013, the reserve balance will be about \$25,000. To the extent possible, the HOA uses monthly operating revenues to fund large ticket items. This year, because of the high cost of the fence, we used the reserve funds in order to meet all operating expenses.

In addition to the items in Table 1, the Board decided early in the year to make additional landscape and pool improvements throughout the community. We made numerous repairs to the irrigation system, planted trees along Davis Lane and pruned trees around the neighborhood. At the swim center, we replaced the security system which was outdated and no longer operational, and installed a new swipe card system. The pool also required replacement of the filtering media and the pumps. The rest of the improvements were related to maintenance such as painting the column bases and replacing faucets in the pool bathroom. All these improvements totaled about \$50,000.

While we were able to complete all these improvements through our monthly operations and through the use of our reserve fund, we must replenish the reserve fund to meet future needs. At the November 2013 meeting, the Sendera HOA Board approved increasing monthly dues from \$33 to \$34.65 per month. There has been only one other

dues increase since Sendera was established. This increase was necessary to support our 2014 budgeted expenses and contribute the recommended \$3,400 per month to our reserve balance.

In 2014, we will maintain operations at a steady level. The items identified in the reserve study will be prioritized and completed to the extent we can cover all our costs and still maintain a healthy reserve. The items include the relocation of the playground on Norman Trail, the refurbishment of the monument signs, the repainting of the pool metal fence, the repair of concrete pool deck and the resurfacing of the cool decking at the pool. The Board will obtain bids for all these improvements and award the contracts to the bids that meet all of our requirements.

It has been a busy year at Sendera! You HOA Board will continue to work diligently to maintain our community while still being fiscally responsible. As a Board we always welcome feedback, so please feel free to attend our monthly HOA board meetings. Meeting notices are posted at each of the marquees in the neighborhood as well as at the swim center. You can also see information from the Board at www.senderhoa.org. Also, please "LIKE" us on our Facebook page, Sendera Home Owners Association (HOA). If you'd like to reach us by email, our email addresses can be found in this newsletter and on the Sendera website. We hope that everyone has a Merry Christmas and Happy New Year!

Sendera

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.

Next Meeting: February 2014 Date TBD

A Monstrous Thank You to Sharon and Angie for judging the annual Halloween decorating contest this year on Saturday October 26, 2013. The winners are.....

- 8720 Barrow Glen - Mike and Patty Leo
- 9415 Collazo Way
- 4704 Hoffman Drive
- 9001 Whitworth Loop
- 8829 Whitworth Loop
- 4809 Norman Trail - Butch Zieterich (repeat winner)
- 4512 Chesney Ridge - Jacob Salazar
- 4415 Tello - Stephanie Prewitt (repeat winner)
- 4416 Tello - Sarah Tso
- 4608 Norman Trail - John and Whitney Falcon

Happy New Year from the Sendera Recreation Committee!

Pool Fence Damaged

On Tuesday, November 26th at 12:31am, the fence at the pool sustained significant damage as the result of a vehicle crash. The car was driven by a 23-yr-old Sendera resident who was later arrested for leaving the scene of the crash and evading arrest.

The car crashed through the fence, destroyed both BBQ grills, finally coming to rest inside the picnic area. A claim has been filed with the driver's insurance for property damages. Fortunately there was nobody at the pool and nobody suffered injuries. Once the repairs are completed, a few large limestone boulders will be relocated to the area to protect against future damages.



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Water Restrictions Reminder

					
RESIDENTIAL		COMMERCIAL		PUBLIC SCHOOLS	
Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM	Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM	Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM
Even Address Sunday	Even Address Thursday	Even Address Tuesday		Monday	
Odd Address Saturday	Odd Address Wednesday	Odd Address Friday			
STAGE 2 WATER RESTRICTIONS					

Austin is still under Stage 2 Water Restrictions.

- Hose-end irrigation may take place between midnight and 10 a.m. and between 7 p.m. and midnight on your assigned watering day.
- Automatic irrigation systems may operate between midnight and 5 a.m. and between 7 p.m. and midnight on your assigned watering day.
 - o Please reduce system run times to fit within this schedule.
 - o Please ensure that your system has a working rain sensor, or operate the system manually when rain is forecasted.
- Watering with a hand-held hose or a refillable watering vessel, such as a bucket or a Treegator®, is allowed at any time on any day of the week.
- Drip irrigation is exempt from the schedule, due to increased efficiency.

- To water trees, soaker hoses may be used under the drip-line of the tree canopy or you may use your automatic tree bubblers. Irrigating trees in this manner is exempt from the watering schedule
- Watering a vegetable garden with a soaker hose is exempt from the watering schedule.
- Washing vehicles at home is prohibited. If you need to wash a vehicle, you may do so at a commercial carwash facility.
- Charity car washes are prohibited
- Fountains with either a fall or spray of water greater than four inches are prohibited; unless necessary to preserve aquatic life.
- Restaurants may not serve water unless requested by a customer

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A FOCUS ON RESOLUTIONS

By: Concentra Urgent Care

The New Year is a great time to make healthy lifestyle changes. According to the US Department of Health and Human Services, the most common resolutions focus on losing weight, getting fit, quitting smoking, and reducing stress. These are important themes that can reduce your risk of disease. Here are ways you can achieve your goals this year.

LOSING WEIGHT

A weight loss of five to seven percent of your body weight can improve your health and quality of life. It can also help prevent weight-related health problems, like diabetes. Changing your eating habits and increasing your physical activity are keys to successful weight loss and help to maintain optimal weight for the rest of your life. Create a plan for healthy eating and increased physical activity, while taking in fewer calories than you use. Your healthy eating plan should include:

- Taking into account foods you like and dislike
- A focus on fresh fruits, vegetables, and whole grains
- Consuming fat-free or low-fat dairy products such as yogurt, cheese, and milk
- Protein sources such as lean meats, poultry, fish, beans, eggs, and nuts
- Avoiding saturated and trans fats such as animal fat, butter, and hydrogenated oils
- Staying away from foods high in sodium and added sugars

GETTING FIT

Regular physical activity for at least 30 minutes each day, or broken up into several shorter periods of 20, 15, or 10 minutes, can help you lose weight, keep it off, and stay fit. It can also improve your energy and mood and lower your risk for heart disease, diabetes, and some cancers. Try some of these physical activities:

- Walking (15-minute miles or 4 miles per hour)
- Biking
- Tennis
- Aerobic exercise classes (step aerobics, kickboxing, dancing)
- Yard work or house cleaning (gardening, raking, mopping, vacuuming)

Taking the first step can be the hardest part. Start slowly, at a level that is comfortable for you and add activity as you go along. Sometimes, it helps to have a friend or activity buddy when you start out. It is recommended that adults get at least two and a half hours of moderate physical activity each week. Strengthening activities, such as pushups, sit-ups, or lifting weights, at least two days per week are also encouraged.

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