

# SENDERA

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Sendera Homeowner's Association

Official Community Newsletter

## 2014 FINANCIAL UPDATE SENDERA HOMEOWNER'S ASSOCIATION

*By Angie Flores, Treasurer*

It's hard to believe that yet another year has gone by! Your Sendera HOA Board has continued to stay busy maintaining the neighborhood and making various improvements. Again, 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.

This year we completed the fence project and made the final payment to the contractor. We invested in new mulch for the common area to keep them looking fresh. Also, in the common areas, we did some work to the hike and bike trail between Sendera Mesa and Whiteworth. Along the pipeline, we cleaned up the brush so as to prevent vagrants from setting up camp in those areas. We also had to replace a few pumps at the pool. All this was completed while also maintaining the neighborhood.

The pool was very busy this summer with lots of residents taking advantage of our great feature. Our recreation committee also held movie nights over the summer with snacks and great activities. This fall the recreation committee held a first-ever ladies night with vendors and food. This activity went well and allowed the women in the neighborhood the opportunity to meet each other and make some new connections. The committee hopes to have more activities like this one in the future. We appreciate all their hard work in putting all of our great social events together throughout the year, including the Easter Egg Hunt and the Run into the Summer. Look for new activities next year.

Last year, as well as this year, we utilized our Reserves to fund the fence project. For the most part, this year we have used monthly operating revenues to fund all costs. There have been a couple of months where we've had to again use the reserves to fund operations, because of unexpected repair costs such as the pumps and the resurfacing. These repair costs are definitely items that should be funded with that reserve. While we were able to complete all these repairs through our monthly operations and through the use of our reserve funds, costs continue to rise. As I mentioned last year, our monthly HOA dues had not increased in over 5 years. Because of rising costs and to continue to contribute to our reserve that has been so useful in maintaining our community, your HOA Board has decided to implement another due increase that will be effective January 1st. The monthly dues will be increasing from \$34.65 to \$36.38. This increase is necessary to support our 2015 budgeted expenses and contribute the recommended \$3,400 per month to our reserve balance. We have also decided to reduce the amount of the discount that is offered to residents that prepay their dues in full during the month of January. Previously this discount was 10%, which allowed residents to pay \$374.22 per year. With the increase and the reduction in the discount, the annual amount will increase to \$414.73. This will save the association over \$14,000 annually.

In 2015, our budget includes our typical maintenance in the neighborhood, landscaping, pool maintenance, management costs and social activities. In relation to landscaping, we will see a 3% increase in landscaping costs this year. Two projects that will be completed in 2015 include the resurfacing of the surface under the

*(Continued on Page 3)*

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## Financial Update (Continued from Cover)

cabana at the pool and the relocation of the Norman Trail Park. We already have bids for the resurfacing of the pool area and will begin work on that soon. The relocation of the Norman Trail Park is estimated to cost about \$40,000. We plan on reusing the current equipment unless it is damaged. We will be asking for ideas from residents that live in Sendera Place for developing the new park area, so look for news about that.

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.senderahoa.org](http://www.senderahoa.org). You can also get information about our neighborhood at [https://senderaaustin.nextdoor.com/news\\_feed/](https://senderaaustin.nextdoor.com/news_feed/). 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!

## UPDATE ON DAVIS/DEER LANE PROJECT

The City's contractor is approximately 90% complete with the Davis/Deer Lane Realignment project (CIPID 6685.027). Installation of driveways, sidewalk, and ramps has been completed. Remaining work includes storm drain installation at the east pond, final paving, striping and median work along Brodie Lane.

Beginning on Sunday, December 7, Deer Lane will be closed and westbound traffic will be detoured to Alexandria Drive and then to Coastal Drive and Copano Drive. This detour will allow the contractor to complete the final portion of paving and striping from Ovilla Drive to Brodie Lane. Eastbound traffic along Davis Lane will also be detoured to Copano Drive and then Alexandria Drive toward Brodie Lane. No thru traffic will be allowed, only the residents who live along this section of roadway may enter. This road closure is expected to reopen on Saturday, December 13 (editor's note: Obviously, this was delayed.).

The City's contractor will open the new portion of Davis Lane at the same time and begin median work along Brodie Lane. This project is expected to be complete by the end of December 2014.

Please follow all detour signage and use caution in these areas.



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## Happy New Year

from the  
**Sendera Recreation  
Committee!**

The Sendera Recreation Committee uses the following to keep residents notified of neighborhood events:

**Sendera website**

<http://www.senderahoa.org/>

**Nextdoor Sendera**

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**Sendera HOA Facebook page**

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# 3D Mammography

## A Breakthrough In The Early Detection Of Breast Cancer



You may have heard of 3D mammography, or breast tomosynthesis – the technology was approved by the FDA in February 2011 – but you may not know the details of this revolutionary exam and what it means for breast cancer detection. Here are some facts and answers to common questions.

### What is 3D mammography?

3D mammography is an enhanced mammogram that gives radiologists the ability to view inside the breast layer by layer. During this simple exam, multiple images, or “slices,” are taken of different angles of the breast, exposing fine details that might be obscured by overlapping tissue. Breast imaging radiologists can now view a mammogram in a way never before possible.

### What is it like getting a 3D mammogram?

The experience of getting a 3D mammogram is exactly like getting a standard mammogram except the scan takes a few seconds longer as the machine arm passes over the breast. There is no additional breast compression and the scanner is able to produce both a standard mammogram and a 3D mammogram simultaneously.

### What are the benefits of 3D mammography?

- **Earlier detection** By revealing more of the breast tissue, 3D mammography improves early detection of cancer. Studies have shown up to a 41 percent increase in the number of invasive breast cancers detected.
- **Fewer callbacks** Because radiologists can have a closer look at features in the breast, they are better able to distinguish between benign and cancerous abnormalities. That means fewer women get called back for additional imaging, cutting down on anxiety and expense. With 3D mammography, callbacks have been reduced by up to 40 percent.

### How much radiation will I be exposed to?

Very little. The amount of radiation used in a 3D mammogram is roughly equivalent to the amount used in film mammograms. It is below the FDA safety range and has been determined to be safe and effective. Plus, ARA's new 3D mammogram units use advanced detector technology to determine the lowest possible dose for each patient.

### Who should have 3D mammography?

Studies have shown that all patients can benefit from this revolutionary technology regardless of breast density or family history. Early detection is the best defense against breast cancer and 3D mammography has been shown to be more effective in detecting cancer than conventional mammography.

### Is it covered by insurance?

As of January 2015, 3D mammography (also known as digital breast tomosynthesis) will be covered by Medicare. As it is a new technology, insurance companies are still in the process of establishing coverage. ARA staff will help each patient determine their insurance status.



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## TEXAS A&M AGRI LIFE EXTENSION

### GERMAN COCKROACHES

German cockroaches are most commonly found within homes and commercial food establishments, usually in the kitchen. The adults are about ½ inch long, tan and have two dark stripes above the head. The females will carry the egg case protruding from the abdomen until the day before hatching. The nymphs, or baby cockroaches, look similar to the adults, but are smaller and without fully developed wings.

German cockroaches may enter buildings through infested boxes, grocery bags, furniture and dried pet food. They may also enter around loose-fitting doors and windows as well as through sewer lines, attics, and where pipes penetrate the structure. Cockroaches are associated with filth, but even well-maintained structures can become infested.

German cockroaches are active at night, and are usually only visible during the day if they are disturbed or there is a severe infestation. They like to rest in tight, dark spaces such as under or inside cupboards, behind loose baseboards or in bathrooms. They are omnivores, feeding plant and animal products such as meats, starchy foods, baked goods, leather, book bindings and wallpaper paste.

Inspection is important to any cockroach control program. Identify the type of cockroach and their location. Eliminate indoor hiding places such as paper or cardboard. Sticky traps can help to reduce cockroach populations without the use of chemical. Place traps against walls near cockroach feeding and hiding areas.

Some type of chemical control will be needed to eliminate cockroach infestations. Baits are a combination of toxicants and food attractant. Baits should be placed in areas where cockroaches are known to feed. Residual sprays are available in ready-to-use containers or concentrates that are mixed with water. Sprays are fast and easy to apply. Dust treatments should be used in cracks and crevices, wall voids, under refrigerators or around pipes. Dusts should be applied in a light, even coat that is barely visible. Do not apply dust or residual sprays to areas that have bait.

For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at 512.854.9600.

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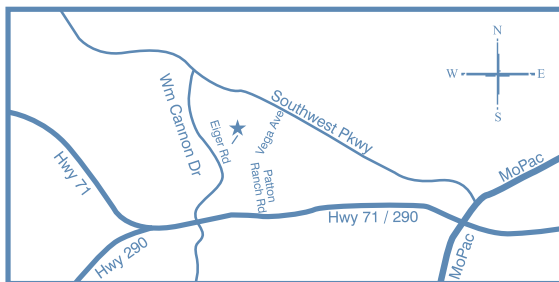
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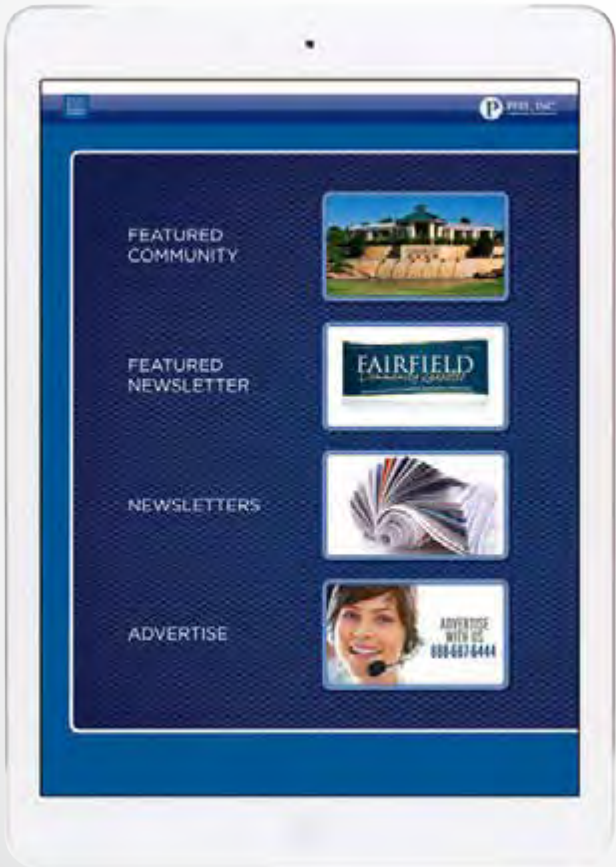
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