

SENDERA

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Sendera Homeowner's Association

Official Community Newsletter

HOA Policies on New Roofs and Solar Power

Submitted by Tom Franke

The Sendera Architectural Control Committee (ACC) has been getting lots of requests for re-shingling of homes and the installation of solar systems. Before you start one of these expensive projects, it's a good idea to review the policies of the Sendera Homeowners Association in regard to replacement of shingle roofs and the installation of solar power devices. The information below is taken from resolutions of the Board of Directors and summarizes the major points. It does not cover every aspect of the policies. The complete text can be found on the Sendera HOA web site (www.senderahoa.org).

Policy on New Shingled Roof

- Roof replacement does not require ACC approval as long as the color and type of shingle are the same as the original roof.
- Changing the color or making other changes to your roof will require written ACC approval.
- Architectural/Dimensional 30+ year composite shingle roofs are cosmetically superior, enhance property values, are more damage resistant, and last longer than regular shingles.
- Therefore, replacement of roofs with the Architectural/Dimensional 30+ year composite roof shingles is permitted without prior ACC approval as long as the requirements in (2) above are met.
- ACC approval is not required for members to install neutral color matching ridge vents on their roof.

Policy on Solar Energy Devices

- All such devices must receive approval by the ACC prior to installation.
- No such device may be installed other than on the roof of the home, or the roof of another structure owned by the owner, or in a fenced yard or patio owned and maintained by the owner.
- If the device is located on the roof, it may not extend higher than or beyond the roofline.

- If a device is mounted on the roof, it must be in the location designated by the Association. See the full text for exceptions to this restriction.
- The device must conform to the slope of the roof and have a top edge that is parallel to the roofline.
- The frames, support brackets, and visible piping or wiring must be in silver, black, or bronze tone.
- If the device is located in a fenced yard or patio, the device may not be any taller than the fence line (currently restricted to six feet).

New Pool Equipment Being Installed

Submitted by Ron Urias

We're excited to report that we've added a handicap/disabled access pool lift chair for the 2015 pool season. This machine has a chair in which the resident or guest is seated. The chair then lowers in to and rises out of the water. Our new pool contractor, Cruzin Aquatics, will be training their pool guards to use the equipment and provide assistance so that EVERYONE can beat the heat.

We wanted to thank those of you who came to some of our board meetings to express your opinions about how we could better serve the Sendera Community. This acquisition is a direct result of your feedback. These conversations also resulted in providing SWIM LESSONS for our residents, more details to follow. Please continue to make suggestions on how we can more efficiently provide services for Sendera and feel free to attend our monthly meetings.

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APRIL 2015

Sendera Recreation Committee News

Submitted by Suzann Vera

Upcoming meetings/ Volunteers needed:
Tuesday April 14th 6:30pm at Backspin

Mark your Calendars for Sendera Spring Events.
Check Sendera's Facebook Page, Nextdoor.com, and www.senderahoa.com for up-to-date event details!

The Sendera Spring Garage Sale will be held Friday, April 10th, & Saturday, April 11th, from 8:00-1:00. An ad will be placed in the Austin American Statesman, Nextdoor and on Craig's list. If you choose to participate on either/both day(s) have your items out by 8:00 A.M. All participants are encouraged to hang at least 1 sign.

Movie Nights at the Pool- sponsors wanted! Remember how much fun the movie nights at the pool were last summer and in previous years? Sponsors are needed to plan and implement the events including equipment rental and set up/break down. There is a Sendera budget for this which will cover the expenses. We just need volunteers to organize the event and help with equipment. Any businesses willing to sponsor a movie night(s) would be recognized in the newsletter and would be welcome to pass out other advertisement materials at the event. Contact Suzann 512-291-0714 if interested.

Additional events like cook-offs, scavenger hunts, pool parties, adult mixers, and fun runs are being discussed. ***We need volunteers and coordinators!***

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"Good Fences Make Good Neighbors"

Submitted by Ron Urias

Robert Frost may have been thinking of stone fences in his iconic poem "Mending Wall" but the sentiment has a wider application. My fence was typical of almost everyone's fence here in Sendera, old and in need of replacement. If yours is in the same shape, you may get notified that it is time to get some repairs done or consider replacing the existing fence. Concerns about fences that are not being properly maintained should be shared with our Management Company (see page 2 for contact information).

Here are a few things you need to know about fence replacement projects. As homes were being built here in 1997 and 1998, those who closed on their houses first had fences installed by a MILBURN fencing contractor on THEIR property with the "GOOD" side (the side with the pickets) facing their yard. The neighbors would attach to it as they closed. This means if the side with the 2X4 runners faces your yard, it is usually not YOUR fence. If you are in the process of replacement (as I just did) it's best to talk to your neighbors and make sure you're all on the same page. Many times your neighbors will share the expense with you and it's not uncommon for two or three neighbors to have their fences replaced at the same time.

So what if your neighbor with the "GOOD" side doesn't want to share expenses? Don't make the assumption that you can just tear down their property and replace it with a new fence and all will be forgiven. You may end up in court defending yourself for placing the new fence on THEIR property and guess what; they have the right to do anything they want to with it! In some cases you may have to build your brand new fence right next to their fence.

What if you have a rental property and you want to replace your fence but don't know who to contact? Travis County has a free website so that you can locate and make contact with the true owner or their management contractor. You can find out about the property owner at <http://traviscad.org/> and make the necessary arrangements.

Please be sensitive to your neighbors' schedules and their pets. Although it only takes a couple of days to replace these structures, you need to inform you neighbors of your plans so that they can manage their pets and activities.

Last but not least make sure to get a couple of estimates from tried and true contractors who are more likely to be around years from now if you need warranty work.

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Do You Know Who's NEXTDOOR?

Submitted by Ron Urias

Ok, sorry for my poor attempt at humor. NEXTDOOR is a website that helps surrounding neighborhoods communicate and stay connected. I love the many features like City Services, crime and safety, lost and found, and member forums where you can express your concerns and share information. I especially like the EVENTS calendar where you can find the right upcoming activity for the entire family. You'll find many of the members also share referrals like roofers, landscaping contractors, plumbers and the like. Need to sell or donate something? There's a place for that, too.

Please take the time to join and explore this wonderful website located at www.nextdoor.com.



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FORMOSAN TERMITES



There are three main types of termites that can cause problems for homeowners in Central Texas- native subterranean termites, formosan subterranean termites and drywood termites. This article will focus of formosan termites.

Formosan termites are a more voracious type of subterranean termite. These termites have been spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.

Formosan subterranean termite workers and soldiers.

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants, consuming both spring and summer growth wood whereas native subterranean termites feed only on spring growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

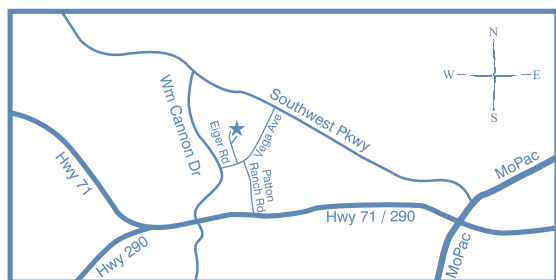
The type of termite is determined by using soldiers (the group that defends the colony) or alates (winged reproductives) for identification. Formosan termite soldiers have a hardened head capsule that is tear-drop shaped. The alates have two heavy veins on the leading edge of the front wing along with hairs on the wings. If you suspect termites, you can submit sample insects to me for identification. Treatment would need to be carried out by a profession pest management company.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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