



COURTYARD HOMEOWNERS
ASSOCIATION, INC.

COURTYARD CALLER

Official Courtyard Newsletter

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BOARD MESSAGE



Many of us will be gone for some portion of the upcoming summer. Before you leave, please do not forget to cut off paper and mail service so materials do not pile up in front of your home. If you know your neighbor is gone and see this happening, please be kind enough to pick up those telltale “No One Home” signals to burglars and save them for when your neighbor returns. Keep an eye out and report anyone you do not know wandering through backyards or between houses or strange vehicles you might notice cruising our streets. Recent break-ins have showed us that the Courtyard is not immune from such crimes, and we all need to be watchful and proactive about our safety and that of our community.

Congratulations to Park Chairman, Terry Edwards, for organizing a successful spring cleanup in the Park on March 28. Terry and our hardworking resident volunteers gave up their Saturday morning to clear walking paths, trim back branches, rake up leaves and debris, and spray for poison ivy in some of the more heavily used areas of our Park. This year, Terry has initiated a program to help improve the clarity of our pond water by adding beneficial bacteria and enzymes that consume organic waste, i.e., silt, muck and sludge. This environmentally safe program has had great results around the county, and we are hopeful that it will work to improve our pond and shore areas.

Hope you made it to our Community Park for the April 4, Spring Celebration and Easter Egg Hunt. Such good times

would not be possible without the effort of our Social Chairman, Joany Price, and volunteers. We truly appreciate your unselfish gift of time and energy to put this on for the Community.

Once again – please keep in mind that our Community Park is a private park. “Private” means just that – it is not open to the public. Access to enjoy the trails, playscape, picnic areas, dock, and pond area is a privilege reserved for our homeowners. Friends and/or family (not living in the Courtyard home) of a resident that wish to enjoy the Park must be accompanied by the resident. Please do not give out the gate code to nonresidents. We have already had several instances this year of non-residents coming into the Park to fish. If you think a person(s) in the Park is not a resident, take down their license number and send it to our Security Committee Chairman, Jim Lloyd. Unfortunately, people’s continued failure to respect our Community’s privacy rules leave us no choice but to take a more active role to enforce the no trespass law.

Finally, please continue your efforts to DRIVE SAFELY – which means SLOWLY -- in the Courtyard. Watch out for our many walkers, runners, and cyclists and ask your visitors to take care too.

Best wishes to everyone for a safe and happy summer!

COURTYARD CALLER

CHA BOARD OF DIRECTORS

President, Leslie Craven..... 502-1124, 585-1153 (cell)
Vice President, Paul Siegel..... 512-243-5419
..... pbsiegel@gmail.com
Secretary, Cathleen Barrett 817-371-6983
Waneen Spirduso..... spirduso@utexas.edu
Treasurer, Jim Lloyd 231-0855
Doug Richards 512-527-9001, dougrichards714@gmail.com
Henry Mistrot..... 459-7313
Paul Siegel..... 512-243-5419, pbsiegel@gmail.com

COMMITTEES

Environmental Control (ECC)
Diana Apgar 415-9412
Community Park
Terry Edwards..... 214-392-4627
Welcome
Joany Price..... 775-8942
Social Committee Chairperson
Joany Price..... 775-8942
Landscape & Decorating
Ed Ueckert 345-6137
Security
Jim Lloyd..... 231-0855
Communications
Leslie Craven 502-1124
Jane Gibson (*Editor - Courtyard Caller*)..... 850-3346
..... janeegib@gmail.com
Compliance
..... Open
Kayak Committee
Waneen Spirduso spirduso@utexas.edu
Fire Safety Committee
Jim Gattis 512-468-2266
..... BubbaGattis37@gmail.com
Area Development and Zoning Liaison
Bill Meredith 345-0593

MANAGEMENT COMPANY

Goodwin Management: Marilyn Childress
11149 Research Blvd. Austin, TX 78759-5227
512-502-7509

SUB-HOA CONTACTS

Center Court:
Gary Doucha 401-3105
..... gmdoucha@yahoo.com
Travis County Courtyard (aka "Backcourt")
Allan Nilsson 346-8432
..... arnilsson@earthlink.net
Villas at Courtyard:
Thomas Hoy..... 231-1270
..... Thomas.Hoy@freescall.com
Wolf Court:
Tim Sullivan..... 346-3146
..... tsullivan@austin.rr.com

Courtyard Book Club

Tuesday, June 2nd, 2015, 1 p.m., 5612 Scout Island North

One Summer, America 1927 by Bill Bryson will begin the summer season as the June selection for discussion by the Courtyard Book Club. That this one summer was filled with such momentous events would likely have escaped notice except for Bryson's appealing rendition of this history. The summer of 1927 started with Lindberg's solo flight across the Atlantic and ended with Babe Ruth's record setting season with 60 home runs. Al Capone ruled the streets of Chicago, Charles Ponzi devised a scheme to make money from the unsuspecting and Henry Ford marketed the Model A. On the Art Beat, the first sound film, Jazz Singer was screened, and Gutzon Borglund began work on Mount Rushmore. It was also the summer that saw the record breaking flooding of the Mississippi River. Bryson decorates these events with details and personalities that make the history come alive. In the Boston Globe, David Shribman sums up Bryson's effort perfectly: "Others have written about aspects of that epic year... but only Bryson has stitched together the whole colorful fabric of that fateful season."

Continuing the theme of United States history, the book for July is *Girls of Atomic City; the Untold Story of the Women Who Helped Win World War II* by Denise Kiernan. Kiernan tells the story of the making of the Atomic Bomb in the rural Tennessee countryside and the role of women in the success of the process.

For more information about the Courtyard Book Club, call or email Jean Heath, 512-231-9412, c.jeanheath@gmail.com.





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Courtyard's Website Directory

In case you are not aware, Courtyard residents have a very up-to-date, easily accessible, printable, and searchable website directory. If you don't believe us, go to our website, www.courtyardhoa.org and click on "Directory" at the top of the Home page. This is NOT the Goodwin Management website so please do not confuse them.

For privacy purposes, we have made this directory accessible only to Courtyard residents. It is one of the few pages that the public cannot view if they are visiting our website. There are just two simple steps to go through for a resident to access the directory. When you first click on "Directory" you will see two boxes. You are asked for your user name and passcode. If you do not know what these are, contact Marilyn Childress, any Board member, or any of your neighbors that uses it and all of us can give you this information.

When the directory opens up, you will notice that it first lists residences alphabetically and numerically. If you only know the name of someone and not their address, go to the top of the first page and click on "Name" and the directory will rearrange itself to allow you to search alphabetically by name. Until we get another hardcopy printed, you can print yourself a copy of the website directory if you want a hardcopy. One of the best things about the website directory, besides ease of use, is that it is continually being updated and gives you the most current contact information available for our residents.

Preserving our Neighborhood Park

Thanks to the dedication and hard work of our Park Chairman, Terry Edwards, and Waneen Spiriduso of the Kayak Committee along with the many residents who volunteer their time to keep our park clean and safe, Courtyard residents get to enjoy this beautiful space for neighborhood events like Easter egg hunts and July 4th celebrations as well as for our own celebrations and recreation.

As residents, we all have a stake in maintaining the privacy and beauty of this valuable amenity, which is why it is important that residents understand and comply with HOA guidelines for accessing, using and or reserving the park. These and other documents are available online at www.courtyardhoa.org under HOA Documents.

Please note that group usage of our common area park must be reserved in advance through our property manager, Marilyn Childress at 502-7509, Marilyn.childress@goodwintx.com.

NON SEQUITUR

WHAT DO YOU HAVE TO SAY NOW, MISTER NOBODY-IS-LOOKING?

EXPRESS LANE
FOR THOSE WHO ALWAYS
PICK UP AFTER THEIR DOG



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The Annual Easter Celebration in the Park

Another great turnout for the Annual Easter Celebration in the Park. A Courtyard tradition, this year's event was held on April 4th bringing neighbors together for egg hunting, piñata destroying, sack racing, and treat snacking. As always, this event was brought to you courtesy of the ever tireless Joany Price and volunteers.



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REMINDER: OAK TREES SHOULD NOT BE TRIMMED UNTIL JULY

Please be aware that January was the last opportunity for oak trees to be trimmed until July of this year. The season not to trim oak trees is from February through June when the oak wilt carrier beetle is most active. Oak Wilt is a serious threat to the oak trees in central Texas (see Oak Wilt Disease in Central Texas article on this page).



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**Lance Loveless, DDS
General Dentist**

*FAGD (Fellow Academy of General Dentistry)
LVIF (Las Vegas Institute Fellow)*

Featured Smile Makeover of the Month by Dr. Lance Loveless



Before



After



Before



After



Before



After

*Actual patient of Dr. Loveless

Being a General Dentist, I have many tools in my "tool box". Having training and experience in multiple areas of dentistry gives me the unique ability to combine different aspects of Dentistry to accomplish my patients' smile makeovers. Some of the more common "tools" we use include: Invisalign, whitening, laser gum lift, implants, crowns, bridges, and veneers. Some of our more challenging makeovers have included all of the above; most can be done in office so that we can limit the need to go all over town seeing multiple doctors. For example, this patient had a tooth size discrepancy, narrow upper arch, yellow misshaped teeth and an uneven gumline. He didn't know exactly what he wanted, just the fact that he wanted a better looking smile. I had to evaluate everything and come up with a plan to address all his issues. His plan included Invisalign, whitening, laser gum lift and all porcelain restorations. Without the ability to combine all those "tools" and techniques, we would not have been able to achieve the fantastic results that we did!

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FYI: PROPERTY TAXES

Property tax appraisals for the current year's taxable values are issued in the spring in all Central Texas counties. Here are some tips to help you understand your statement and for filing a protest if you disagree with the value assigned to your property.

When you receive your notice of appraised value:

- Verify that the appraisal is for the correct property and make sure that any exemptions that you are eligible for are included (homestead, over 65, etc.).
- If you feel that the value appraised to your property is higher than what the market in your neighborhood would be, you can protest.
- Protests must be filed in writing by May 31 with information to support your protest included.
- **Contact me to find out the current market value on your home**

IMPORTANT DATES

MAY

1st - Notice of appraised value mailed by appraisal district
31st - Last day to file written protest to contest proposed tax appraisal or exemption denial, unless notices mailed after May 1

JULY

1st - Delinquent taxes from previous year reach total of 27% penalty & interest

SEPTEMBER

30th - Taxing units adopt current year tax rates

OCTOBER

15th-30th - Taxing units mail annual property tax statements, payable by January 31 of the following year

YEAR-END PROPERTY TAX CHECKLIST

1. Make sure all your current property taxes are paid
2. Take pictures of your property on January 1 each year
3. Always make home improvements or additions in the winter
4. It is not "too late" to fix big problems with your tax appraisal
5. Make sure you have your Homestead Exemption

For assistance in reducing your tax bill contact:

Jeff W. Bullard (512) 339-6671 • Texas Senior Tax Consultant
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Call me to find out **8 things** you need to know about your property taxes.



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