

# SENDERa

SENDERA HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

## letter from the President

Howdy Folks,

A quick overview of current activities:

- Our landscaper contract expires this year so the Board is accepting and reviewing bids from LSUSA, ATXERISCAPE, and Capitol Landscapes.
- Our contract with Cruzin Aquatics also expires so we are exploring all options for that as well.
- We are also considering changing the pool monitoring/security provider as we are not satisfied with their limited service.
- We are reviewing at least two bids for the Norman Trail Playground project. Per Austin Parks & Rec Department input we will be using engineered wood fiber and not rubber mulch as planned. This will save the Association roughly \$2000.
- The Corran Ferry gabion wall replacement is also almost finished. Once it passes the City of Austin (COA) inspection, AND we have successfully relocated the playground, we plan on negotiating ownership of the ponds and wall with our District 8 Rep and the COA.

Decisions on most of these will likely have been made by the time the October newsletter is mailed to residents. Negotiating transfer of pond ownership will take much longer.

One more important thing: We're starting to see more and more residents store their trashcans outside, either in their driveway or side yard. Just a friendly reminder that our covenants are very specific as to how to store our garbage cans:

"Refuse, garbage, and trash shall be kept at ALL times in covered containers, and such containers SHALL be kept within enclosed structures or appropriately screened from view." The spirit of the rule is to store our garbage cans out of view, either in the garage or behind the fence, or within an ACC approved screen structure.

Despite prior leniency of this rule, Pioneer has been instructed to send friendly reminder letters to any addresses in violation starting in September.

Kind Regards,  
Todd Moore

## BOARD OF DIRECTORS

Todd Moore ..... President  
atmoore44@att.net ..... 512-417-7946

Patrick Pulido ..... Vice President  
patrick\_pulido@aol.com ..... 512-632-4349

Angie Flores ..... Treasurer  
tejana87@yahoo.com ..... 512-496-7356

Ron Urias ..... Secretary  
rurias@farmersagent.com ..... 512-923-1988

Tom Franke ..... Director at Large  
thefrankesr@att.net ..... 512-623-0267

## COMMITTEE CHAIRS

### ARCHITECTURAL

Tom Franke ..... Co-chair  
thefrankesr@att.net ..... 512-623-0267

Ron Urias ..... Co-chair  
rurias@farmersagent.com ..... 512-923-1988

### NEWSLETTER EDITOR

Alison Carpenter ..... senderanews@gmail.com  
..... 512-587-6147

### POOL

Ron Urias ..... rurias@farmersagent.com  
..... 512-923-1988

### RECREATION

Suzann Vera ..... suzannchili@sbcglobal.net  
..... 512-291-0714

Co-Chair, Misty McCleary ..... mgmcleary@gmail.com

### WEBMASTER

Jeremy Demers ..... jdemers@smallworldlabs.com  
..... 512-474-6400 x22

### SECURITY

Ron Urias ..... rurias@farmersagent.com  
..... 512-923-1988

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## ASSOC. MANAGER

Judy Wilcox, Community Association Manager  
Pioneer Real Estate Services  
611 S. Congress Ave, Suite 510; Austin, TX 78704  
Phone: 512-447-4496 x125 • Cell: 512-300-8147  
Fax: 512-443-3757  
judy@pioneeraustin.com  
PioneerAustin.com

## HOA WEB SITE

Sendera HOA Web Site: [www.senderahoa.org](http://www.senderahoa.org)

## NEWSLETTER INFO

### NEWSLETTER PUBLISHER

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# New and Updated Solar Panel Regulations

*Submitted by Tom Franke*

The Sendera Board of Directors was required to update the Solar Energy Device Installation Guidelines due to changes in the state statutory provisions. Originally adopted in 2014, the updated guidelines were approved at the August 2015 meeting.

Most of the changes reiterated provisions that were already in the original guidelines. The one big change is that now the Architectural Control Committee (ACC) requires all property owners of adjoining property to approve the installation of any solar device(s) prior to the homeowner receiving ACC approval. Below are the complete guidelines. This information plus the Sendera HOA Neighbor Approval form can be found in the ACC document library at [senderahoa.org](http://senderahoa.org).

## CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS OF SENDERA OWNERS ASSOCIATION, INC. ADOPTION OF PERMITTED RULES AND REGULATIONS UNDER CHAPTER 202 OF THE TEXAS PROPERTY CODE

### Solar Energy Device Installation Guidelines (updated 8/2015)

As Solar energy becomes a more financially achievable option for many homeowners, the Sendera Architectural Control Committee (ACC) has created these guidelines to assist homeowners with the required review and approval process. Remember ACC approval is required prior to installation.

Texas Property Code 202.010 and 202.011 allow owners in property owner associations the limited right to install solar energy devices (herein, "Device" or "Devices").

A "solar energy device", as defined in Texas Tax Code Section 171.107, is "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy." That definition appears to include solar water heaters and photovoltaic solar panels.

The Sendera Homeowners Association (herein, "Association") unanimously approved of this resolution and it became effective on August 12, 2015.

This resolution allowed the Association to enforce the following guidelines:

- No Device may be installed on property owned or maintained by the Association nor on property owned in common by the members of the Association.
- All such Devices must receive Architectural approval of the Association prior to installation, pursuant to the Conditions, Covenants, and Restrictions of and for the Association and any and all application procedures currently in effect. (Please visit the Sendera HOA web page at [senderahoa.org](http://senderahoa.org) for the current ACC application form.)
- No such Devices may be installed on an owner's property other than on the roof of the home, or the roof of another structure owned by the owner that is allowed under a dedicatory instrument,

- or in a fenced yard or patio owned and maintained by the owner.
- If a Device is located on the roof of the home, it may not extend higher than or beyond the roofline.
- If a Device is mounted on the roof of the home, it must be in the location designated by the Association unless the alternate location increases the estimated annual energy production of the device as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10% above the energy production of the Device if located in the area designated by the Association. Sendera HOA will not allow Devices on the street side roof of a home. If the Association designated location is disputed then the homeowner must provide a copy of the model with the ACC application to allow for verification that the energy production is more than 10%. Only then will Association approval be considered.
- 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 a silver, black, or bronze tone commonly available in the marketplace.

*(Continued on Page 4)*



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# Sendera

(Continued from Page 3)

- If the Device is located in a fenced yard or patio, the Device may not be any taller than the fence line.

Currently, the Sendera DCCRs restrict the height of the property fence to no more than six (6) feet.

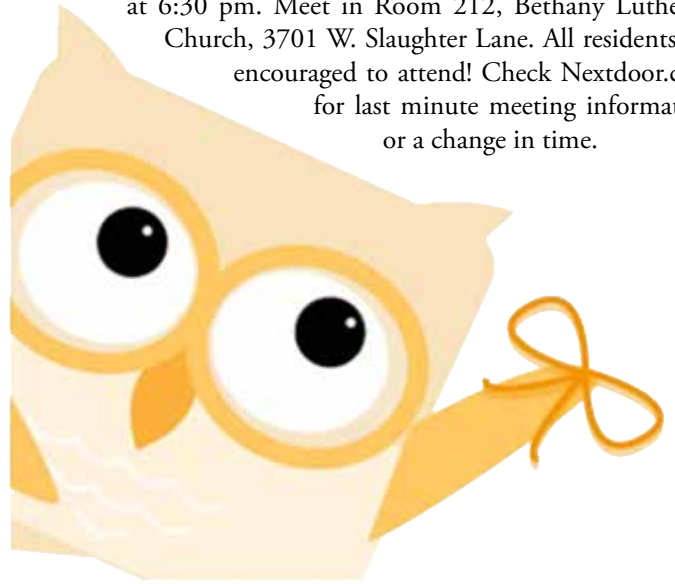
To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

HOAs or ACCs may not withhold approval of a solar energy device if the above provisions are satisfied, unless the HOA or ACC sends the owner a written notice that the proposed solar energy device placement "constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities."

The written approval of the proposed solar device placement by all property owners of adjoining property will override such a "discomfort or annoyance" finding by the HOA or ACC.

# REMINDER!

HOA Board Meetings are the 2nd Tuesday of every month at 6:30 pm. Meet in Room 212, Bethany Lutheran Church, 3701 W. Slaughter Lane. All residents are encouraged to attend! Check Nextdoor.com for last minute meeting information or a change in time.



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# Sendera Recreation Committee News

*Submitted by Suzann Vera*

All are welcome to attend Recreation Committee meetings and events. Any help is most appreciated, whatever your schedule allows. For the latest information and event updates, check [www.senderahoa.org](http://www.senderahoa.org) or join the Sendera group on Nextdoor.com.

**31st Annual National Night Out is Tuesday October 6, 2015** when neighborhoods throughout Austin are invited to join thousands of communities nationwide to heighten crime and drug prevention awareness, support crime prevention, & strengthen neighborhood spirit and police community relations. Get your block organized for a pot luck, ice cream social, or happy hour! Post your party on Nextdoor.com or put flyers on your block neighbors' doors. There is no neighborhood-wide event planned as NNO is meant for blocks. See <http://natw.org/> for ideas and more details.

**The Cowan Elementary Carnival** is Saturday October 17th! Enjoy games, food booths, train rides, slides, petting zoo and more! Proceeds go to the school for enrichment programs! See <http://www.cowancoyotes.org/> for more details.

**The Sendera Neighborhood Garage Sale** will be held Friday,

October 23rd and Saturday, October 24th from 8:00-1:00 pm. An ad will be placed in the Austin American-Statesman, NextDoor.com, and on Craig's List. If you plan to participate on one or both days, simply be set up by 8am. Participants are asked to hang at least one poster somewhere in the neighborhood to help advertise.

**Halloween Decorating Contest** Homes with decorations will be judged sometime over Friday October 30th & Saturday October 31st. Fifteen small prizes will be awarded to the top best decorated homes by volunteer judges. Winning addresses and family names will appear in the December newsletter. Judges are needed and are asked to drive the neighborhood at dusk to award the prizes. If you would like your house judged that evening, please have your decorations up and lights lit!

Look out for a **Fall neighborhood family friendly event** for all ages in late October/early November. The Recreation Committee is looking into a food trailer park event in the late afternoon with a Holiday Bazaar by the playscape at the pool. Food trucks. Live music. Vendors. (Details were still being investigated and worked out when this newsletter entry was due.)



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# In the Garden

*Submitted by Pamela Kurburski*

Our September meeting brought us to a lush and heavily shaded garden retreat in Sendera Place. Most of the blooming perennials that we associate with hot Texas summers would not have been successful because of the lack of direct sunlight. Instead, the gardener relied on texture and the use of some plants that don't normally do that well in Texas but thrive when protected from the brutal summer heat.

The large, strappy, chartreuse leaves of hostas (a plant more common in East in a wide variety of colorful patterns) were sprinkled throughout the garden. Our host also had a small green house where pots of tropicals winter over. The total effect was like being in a jungle.

After the garden tour, we settled down with snacks and drinks to discuss fall planting. Now is the time to clean up the vegetable garden and prepare for cool season foods like lettuce, spinach, cabbage, and broccoli. If you want to add shrubs and trees, this is the time to do it so they have all winter to establish a good root system before summer tries to suck the life out of everything. We were so happy to have a new participant, Julie, who told us about all of the wildlife she has



seen just outside her fence which backs up to a green belt.

Sendera Garden Club meets on the third Thursday of each month. If you would like to join us, please call me at 512-940-8430 to find out when and where our next meeting will be held.

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# Thank You, Sendera Lifeguards!



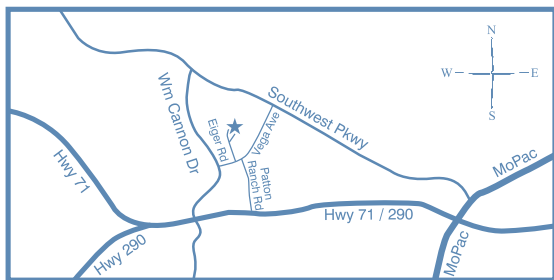
Every year as the pool season winds down, the HOA recognizes lifeguards who work hard and do a great job for our pool. This year Todd Moore and Ron Urias presented each of them with an individual Yeti Rambler. The Ramblers are insulated tumblers that can keep your beverage ice-cold for hours, even in 100+ degree heat. Two of our young residents—Kylie Parkan (pictured) and Justin Wilford—worked for Cruzin Aquatics at Sendera pool this year.

They did an admirable job enforcing the new rules and watching over our residents, so a big THANK YOU to them for helping keep everyone safe!

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