

SENDERA

SENDERA HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

Notes from the HOA Board

Lots of business was conducted at the January meeting of the Board of Directors. Some of the information here is to recap important points for everyone's benefit.

Last year the Board decided to increase the HOA dues by 5%, to \$38.20 per month. In addition, they discontinued the 5% discount for those residents who pay the entire year in advance. This increase is necessary not only to recover costs included in the projected budget but also to replenish the HOA's reserve. For details on specific costs of projects both anticipated and unanticipated, contact Todd Moore. HOA payments are due the first week of the month at Pioneer's new mailing address:

Sendera Owners' Association
c/o Pioneer Real Estate Services
PO Box 678011
Dallas, TX 75267-8011

The Architectural Committee met and conferred with volunteer residents about revising the HOA paint standard. The goal is to agree on a new paint palette that is modern, flexible, and easy to use. Next, the committee will research other HOA paint standards and make a few trips to Home Depot to look at all the paint options. The committee will eventually submit a range of colors to the Board for approval, and once approved, the palette will be given to Home Depot as the master list of colors for Sendera. Residents will be able to easily access the list from there.

Plans are moving forward to relocate the Norman Trail playground. The City of Austin granted the necessary easements and all that is needed is a building permit. The new area, 75 feet north of its current location, will soon be prepped for construction. Once relocated, the playground should mirror the

old site but with improvements, including a canopy for shade. The old location will be returned to a natural state and then fenced off, as mandated by the city.

Repair of the gabion wall is also underway, located at the water quality pond north of Davis Lane. Last year the wall was reconstructed but then suffered catastrophic flood damage during the historic rainfall of October 2015. Drainage pipes are being added to the repair, hopefully to prevent future flood damage.

The Board received a financial report from Judy Wilcox, Association Manager, on resident property violations and the fines/fees generated from those. The violations are listed in five stages. Stage 1 and 2 are a friendly reminder, then a warning, with no fines incurred. Stage 3 amounts to a \$25.00 fine. With each higher stage the fine increases by \$25.00. The fines will continue to accrue until the homeowner brings the property into compliance.

The Board is also reviewing the amount of money we spend on water. As most of the residents know, the cost of water from the city continues to increase. The HOA currently pays about \$20,000 per year for water, wastewater, and trash services. Over the next few months, we will be looking at our areas around the community where we use the most water and planning for ways to reduce the water usage and still maintain the aesthetic look of the area.

As always, please feel free to attend the monthly HOA board meetings at 6:30 pm on the 2nd Tuesday of every month at Bethany Lutheran, Room 112. Contact a board member if you have questions.

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NEWSLETTER INFO

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HOA Annual Meeting COMING SOON IN APRIL!

Keep your eye on your mailbox and NextDoor for the announcement of the annual meeting of Sendera homeowners. At least 82 homeowners must be present at this meeting—or represented by proxy—in order to achieve a quorum and conduct yearly business, including the election of new officers to the Board of Directors. If the attendance is poor or not enough proxy forms are sent in, there will be a repeat of 2015: an hour-long, mad scramble just to begin the meeting. This year, let's have mercy on the poor folks running the meeting and get the attendance up to where it should be.

The proxy forms will be mailed out ASAP but are currently available on NextDoor as an attachment from Todd Moore. Your representation at this meeting is highly desired, and it's as easy as filling out a form and sending it to a board member or the Association Manager.

For all the civic-minded people, there are two positions opening on the board this year: President, currently held by Todd Moore, and Director at Large, currently held by Tom Franke. Each term on the board runs for three years. Consider investing your time and brainpower to a worthy cause—our neighborhood—by running for a board position.

Expect more details in the next newsletter!

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It's In There:

A look at the Declaration of Covenants, Conditions and Restrictions (DCCR) one bite at a time.

by Pamela Kurburski

This is the second in a series of articles reviewing portions of the DCCR. In the first article, parts of Article 1, Definitions, were covered. If after reading any of these columns you have questions or concerns about the DCCR provisions, please attend one of the monthly HOA Board meetings where your questions can be addressed by a Board member or by the Association Manager, Judy Wilcox. Or, you may email the Association Manager at judy@pioneeraustin.com. Please remember these articles do not present every part of the DCCR. Each owner/resident is responsible for meeting all of the requirements in the DCCR, not just the ones discussed in the newsletter.

This article will cover portions of Article 3, General Restrictions. There are sections in this Article that seem pretty obvious. You can't subdivide your lot. You can't do things that are unsafe or hazardous. You can't drill for oil (duh). But there are also some sections that restrict aspects of everyday life that may catch you by surprise if you assume your home is yours to do with as you please.

Section 3.05 covers noise. It prohibits exterior speakers unless they are exclusively for security purposes, so if you set up a sound system on your deck for a party, you may be violating this restriction. It goes on to say that no noise or nuisance will be permitted if it is offensive or detrimental to other residents. While this is a pretty broad statement and different residents may have different tolerances for loud noises, I suspect starting a heavy metal garage band, sitting on your back patio loudly practicing your four-letter word vocabulary list, or blasting the 1812 Overture through open windows might draw some unwanted attention.

OK, here's a good one: you can't keep livestock on your property. Section 3.06 lists this type of animal as anything that is not considered a domestic household pet. Pigs and swine are specifically listed as livestock, but I'm not sure where a cute, pot-bellied pig would fall. If you are considering getting one, best check with the Association Manager first. There is a surprising sentence in this section: it says that you aren't permitted to keep more than four cats and dogs (that's a total of both types of pets), and no more than two can be dogs. I have seen many people walking more than two dogs down the street and that could be a problem unless you can teach one of them to meow. Another major issue covered by this section is that pets can't make an unreasonable amount of noise or become a nuisance. Also, no animal is allowed off of the owner's lot unless on a leash. There's other stuff but these are the high points.

That's enough for now. Next time we continue our little tour of Article 3 with a look at Maintenance and Unsightly Articles. I know you just can't wait!

Sendera Recreation Committee News

Submitted by Suzann Vera

Next meeting: Wednesday February 2nd at Backspin Bar & Grill, 6:00 pm.

Thank you to Bill, Sharon, and Angie for judging our December Christmas Decorating Contest! The winners are ...

- 4500 Steed - Willis Family
- 4400 Tello Path - Stacy Family
- 9508 Zuniga - Friend Family
- 4705 Cockrell Court - Rannefeld Family
- 4416 Tello Path - Tso Family
- 8921 Lana Bluff Loop - Johnson Family
- 9005 Whiteworth Loop - The Fishers
- 8924 Corran Ferry Drive - Grant Family
- 4332 Bremner Drive - Jenkerson Family
- 8925 Corran Ferry Drive - Bill Perkins & Nancy McMurtrie
- 4542 Corran Ferry - (left trophy on porch – no name available)
- 4413 East Hove - The Benaways: Bryan & Erikke, Bryce & Brady
- 8716 Pucket Court - Rudy Alvarez
- 8621 Barrow Glen Loop - (left trophy on porch – no name available)
- 8713 Copano - (left trophy on porch – no name available)

Mark your Calendars — Sendera Spring Events:

- March 14-18 AISD Spring Break
- March 19 Easter Egg Hunt
- April 1 & 2 Spring Garage Sale

Event details can be found on:

The Sendera HOA website <http://www.senderahoa.org/home>

The Sendera Facebook Page <https://www.facebook.com/SenderaHOA/>

NextDoor <https://senderaustin.nextdoor.com>



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In the Garden

Submitted by Pamela Kurburski

January is typically the coldest month in Austin, but February's no slouch when it comes to being chilly. This year, El Niño may make that statement particularly true. However, that is no reason not to be thinking about your garden and taking steps to prepare for the end of the deep freeze and the glory of spring growth.

Valentine's Day and roses are connected on more than just the gift-giving level. It's the best time to prune and shape the roses in your garden. If you are growing hybrid tea or floribunda roses, remove old, diseased, and crossing stems. Cut the other stems back to 6"-12" from the ground. Antique or old roses need a different approach. Remove any dead or diseased stems but limit shearing back to no more than one-third of the plant. After pruning, give them a shot of your favorite organic fertilizer along with a deep drink of water.

Now is the time to cut back and shape hardy herbs like rosemary and oregano. Woody perennials like Esperanza (yellow/orange bells), American Beauty Berry and Mexican Orchid Tree should also be cut back to about a foot above the ground. Once new growth starts, clear out the old stems for a neater look. Ornamental grasses should also be pruned before new growth starts. An easy way to do this is to tie up the clump with twine and then cut it off at ground level. It makes both the cutting and disposal easier.

If you've decided to eliminate some of your lawn and create xeric beds, be sure you have submitted your plans to the Architectural Control Committee and gotten approval before you put a lot of effort and/or money into changes. Existing beds will benefit from having compost turned in and other amendments added before planting seeds or starts.

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.

Letter from the Editor

Dear Neighbors,

Let me start by saying what a fun challenge I took on nearly six months ago in becoming the Sendera newsletter editor. It's been a learning process, and I'm happy to say Sendera residents seem very supportive and, at the very least, not indifferent.

Now that I'm more involved with what's going on, I have a greater appreciation for the HOA board and committee members and the job they do. We are all volunteers and that means none of us are getting paid to handle important business that is sometimes tedious and boring. Having said that, the newsletter should be neither. I'm always on the lookout for good stories relevant to our neighborhood.

It's often difficult to generate this kind of content on my own, so I would love to receive ideas and articles from you. Please submit to senderanews@gmail.com. (Ideas are great but written content is better.) Our Board of Directors provides news about neighborhood management issues, but I would like to include personal interest stories for a nice balance. We have a large, diverse community made up of owners and renters, long-time residents and newbies, retirees and families with young children. All have unique perspectives and interests and perhaps something worthwhile to share. You don't have to worry about being a great writer to submit content. (I could spontaneously hug you just for submitting content.)

That is my plea, but now here is some practical newsletter information. If your copy doesn't make it to your mailbox one month, please give me a heads up so I can report it our publisher, Peel Inc. You can always find the current issue (plus back issues) at <http://www.peelinc.com/newsletter.php?newsletter=SN> (For privacy purposes, the online version does not include Teenage Job Seekers.)

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Sendera

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A more reliable option is to "Go Green" and receive your copy only via email as a PDF file. To do that, go to <http://www.peelinc.com/newsletterSubscriptions.php> and change your subscription preferences.

Lastly, I would like to highly encourage your participation on NextDoor.com. If you haven't signed up for that yet, please do. It's free and all you need is an email address. The information found there is more timely than anything you will find in print, and oftentimes I use that forum for story ideas.

Thank you, neighbors, for taking the time to read this and for being involved when you can!

-Alison Carpenter



AUSTIN PARKS FOUNDATION

IT'S MY PARK DAY SATURDAY, MARCH 5, 2016



Looking for a chance to meet your neighbors, spend some time outdoors, and give back to the community? Austin Parks Foundation's biggest, citywide volunteer event is coming up. It's My Park Day, now in its 14th year, connects volunteers to

public park projects all over Austin. Last year, nearly 3,000 volunteers implemented over 100 park improvement projects.

Volunteering sign up begins February 9 at <http://austinparks.org/volunteer/impd/>

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