March is usually pretty busy here in Cat Mountain. The elections are complete and the newly elected board members are busy analyzing the budgets, looking at what needs to be repaired, what we can improve and planning work to be done before the pool opens. I would also like to thank Ms. Sheri Gallo for stopping by to address our residents at the annual meeting. It's been a fantastic year and it is so nice to have someone who cares about this district sitting on the City Council.

I would like to once again thank Mr. Davison Grant for his selfless efforts and commitment to the board for 22 of the past 24 years. Davison has lent his intellect and experience to the board and been a huge help to me personally over the past four years. I would like to sincerely thank him and wish him all the best in the future. His donation to this Board has been invaluable.

I'm gazing into my crystal ball and see in the not too distant future we will have a new Board member, Doug Powell. Doug joins us this year after recently retiring from managing a number of marinas around Central Texas. He has also sat on the LCRA Board and so comes well equipped to help us manage our association. Doug has been a neighbor of mine on for 22 years; he and his wife Karen are outstanding people. I look forward to working with Doug this term!

I am certain many of you have seen the new water drainage fees on your City of Austin Utility bill recently. What you haven't seen is the HOA's water bill. We got hit with a $6000 annual bill for drainage. Our electric and water for a 1700 sq ft building and pool are becoming astronomically expensive. The Board is attempting to understand how we best deal with this and are working with the City of Austin Utilities to find ways to cut costs.

I would like to encourage you all to get involved. There is such a wealth of ideas here in our diverse community. I feel we have a unique advantage and the potential to develop new and interesting ways of dealing with the challenges of Austin's growth.

We are always looking for help with our committees, specifically someone to oversee the social committee. I know there are numerous residents who would be a fantastic fit for these positions. We are also looking for a newsletter editor to help oversee the publishing of the Cat Mountain View. You would interface with the Communications Committee and publish a simple 4-8 page newsletter every month. Our publisher Peel Inc. actually does the publication work; we just have to organize the content for them. Typically it consists of the social (wine, book, yoga, tennis) information and presidents message along with information from the manager. If you have any interest in helping out please contact myself or Jesse.

This is my last letter from the President for my term. I don't know if I will sit at the head of the table and have this responsibility next month. I would like to say thank you to everyone who served with me, the past two years we have had a very productive Board. I would like to thank all the residents I've met the past two years for your faith and trust in the Board.

Looking forward to a great year!
Best Regards,
Bryan Harter
Cat Mountain HOA | President
# 90 Day Market Analysis

## ACTIVE

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>#’s</th>
<th># BED</th>
<th># BTH</th>
<th># G/P</th>
<th># POOL</th>
<th>YB</th>
<th>ACRES</th>
<th>SQ.FT.</th>
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<th># G/P</th>
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<td>.290</td>
<td>4,780</td>
<td>$1,333,500</td>
</tr>
</tbody>
</table>

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**Living in and Selling the Neighborhood with Extraordinary Results!**

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EXTerior Improvement, Modification, and Repairs

When homeowners are making exterior improvements to their properties, i.e., repairs and modifications, there is a requirement to fill out the Environmental Control Committee’s (ECC) Project Approval Form and send the form to the Association’s office for the ECC to review the proposed improvements/modification/repairs. The form is on the Association’s website at www.catmountainhoa.com or can be obtained from the Manager at the Association’s office. Upon receipt of the homeowner’s proposed exterior improvements to their property, the Manager sends notices to adjacent property owners within 200 feet to allow them to submit their concern to the office regarding impact to them of their neighbor’s project. The ECC will take into consideration their concerns during the ECC’s review of the proposal.

DOGS

Someone is still leaving their dog’s waste bag on top of the Association’s mailbox as well as the in the Association’s trash/garbage container at the clubhouse. This same reminder has been included in several newsletters; however, someone just does not care to be respectful and be accountable to dispose their pet’s waste in accordance with the City’s ordinance. This behavior is irresponsible and insulting.

2016 Maintenance Assessment (Homeowners Dues)

The 2016 Coupon Books were sent out in early December. The coupon book is for homeowners that are not using online payment method to pay their homeowner dues. Please let the Manager know if you did not receive your coupon book by calling the office at 512-451-3884 or email at cmhoa@sbcglobal.net.

Social Media

Don’t forget you can stay updated on happenings in the neighborhood via our “Cat Mountain Community” FaceBook Page or by joining our neighborhood on NEXTDOOR.com. There is good local information as well as police related information available to you on the site.

Walls and Street Repairs

Wall repairs along Twin Valley Drive are complete. The section was rebuilt and the entire length of wall was tuck pointed and a new drainage system integrated into the wall to relieve water pressure during heavy rains.

Trees

If you see trees that interfere along the sidewalks or roads, please let the manager know.

Tennis Courts

The weather is perfect for Tennis. We have a group of players interested in getting together on Sunday mornings. Please check out the social section for more info. Tennis court keys are available from the manager for a $10 deposit.

Swimming Pool

The pool will be opening soon as the weather warms up. If you see anything in the neighborhood that needs attention or maintenance, please contact Jesse. Pool keys are also available from the manager for a $10 deposit.
Sheri Perry Gallo is the District 10 Council Member, representing Cat Mountain homeowners and our surrounding neighborhoods.

Council Member Gallo is a sixth-generation Austinite, growing up in the Highland Park neighborhood. Her son and daughter attended Doss Elementary, Murchison Middle School and Anderson High School.

Council Member Gallo comes from a family involved in civic service. Her great-grandfather, Edgar H. Perry, donated the land that is now Perry Park in District 10. Her father, Edgar Perry III is a former Austin Mayor Pro Tem. Sheri has owned a small, independent business for more than 30 years, has served on the board of the Real Estate Council of Austin, was president of the Austin Apartment Association and chaired the Housing Authority of Austin in the late 1990s.

Council Member Gallo is an active tennis player, enjoys walking her rescue dog, travel, horses, scuba diving and supporting Austin’s art and music scene. She is known for her interest in philanthropic work within our community. Council Member Gallo has been a member of the Settlement Club for 34 years and enjoys volunteering for the annual Settlement Home for Children Charity Garage & Estate Sale. She has served on the UT School of Social Work Advisory Council, as a docent at the Governor’s Mansion and has also worked with community organizations including Blue Santa, Girl Scouts and Habitat for Humanity.

When Council Member Gallo was elected to the new 10-1 Austin City Council, she vowed to give District 10 residents a voice, be the person who really listens to their concerns, and be the Council office which helps find solutions to address their problems. In this first year, the Council Member and District 10 staff have participated in over 1,000 policy meetings and attended over 100 neighborhood and homeowner association meetings in our District 10 community.

(Continued on Page 5)
Council Member Gallo is proud to honor her commitment to address affordability, control city spending and reduce the property tax burden by supporting a 20% homestead exemption as well as additional exemptions for our senior and disabled populations. She was proud to stand firm on adopting a city budget that, for the first time in recent memory, resulted in a tax rate that would keep residential property tax bills at the same amount or less than the previous year even with appreciating property values.

Council Member Gallo has spent much of the past year listening to District 10 residents asking her to take the lead in the short-term rental enforcement reforms and respond to the issues affecting many of the District 10 neighborhoods. Earlier this year she spent many hours meeting with neighbors to find solutions to the lack of code enforcement occurring on properties which were operating without licenses and not in compliance with city codes. The resulting resolutions, many of which she sponsored, were passed by Council with ordinance changes providing the Code Department the tools they say they need to increase enforcement. The neighbors and Council Member Gallo now expect the Code Department to do their job and shut down the "party houses" which are having such a negative impact on our wonderful neighborhoods.

District 10 has the largest number of registered voters among all of the districts in the City. The District 10 population is very educated and engaged in how their city operates. As a result the District 10 residents expect an incredible amount of interaction with their Council member and District staff. Council Member Gallo's priority this past year and in 2016 is to offer the best communication options and to be as responsive as possible to District 10 residents by participating in office meetings, answering phone calls and emails, and continuing to be present at all of the District 10 neighborhood and homeowner association meetings.

If you would like to contact Council Member Gallo or her team please see her contact info below:

**District 10 Council Office**
Physical Address: 301 W. 2nd Street, Austin, Texas 78701
Mailing Address: P.O. Box 1088, Austin, Texas 78767
Email: district10@austintexas.gov
Phone: 512.978.2110

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The Homeowners Association Board of Directors would like to welcome the following new neighbors to the Villas:

- Ted Karam
- Arthur Lindow
- Fantasha Green
- Stuart & Stephanie Cook
- Carol A. Scott

If you would like to join the welcoming committee and assist in meeting new neighbors please contact our co-chairs, Lisa Castillo at lisadcastillo@yahoo.com or Faye Van Haren at faye@austin.rr.com for more details.
MARCH 2016
SOCIAL COMMITTEE
NEWS & EVENTS

YOGA GROUP

Our neighborhood Yogi Charley Devany will be out of town the month of March but plans to resume his FREE yoga class in April. Stay tuned for more information in our following newsletter. Updates will also be posted on our “Cat Mountain Community” Facebook page.

If you have any questions regarding the class please email chasdevany@gmail.com and check out his Instagram "yogichas"

BOOK CLUB

Join us for the next Cat Mountain Book Club Discussion on Tuesday, March 15th at 6:30 PM at the Cat Mountain Club house where we will be discussing A Kim Jong IL Production, by Paul Fischer.

Overview

"The 1978 abductions of the South Korean actress Choi-Eun-hee and her ex-husband, the director Shin Sang-ok, in Hong Kong is the true crime at the center of Paul Fischer’s gripping and surprisingly timely new book." -The New York Times

Before becoming the world’s most notorious dictator, Kim Jong-Il ran North Korea’s Ministry for Propaganda and its film studios. Conceiving every movie made, he acted as producer and screenwriter. Despite this control, he was underwhelmed by the available talent and took drastic steps, ordering the kidnapping of Choi Eun-Hee (Madam Choi)-South Korea’s most famous actress-and her ex-husband Shin Sang-Ok, the country’s most famous filmmaker.

Madam Choi vanished first. When Shin went to Hong Kong to investigate, he was attacked and woke up wrapped in plastic sheeting aboard a ship bound for North Korea. Madam Choi lived in isolated luxury, allowed only to attend the Dear Leader’s dinner parties. Shin, meanwhile, tried to escape, was sent to prison camp, and “re-educated.” After four years he cracked, pledging loyalty. Reunited with Choi at the first party he attends, it is announced that the couple will remarry and act as the Dear Leader’s film advisors.

(Continued on Page 7)
Together they made seven films, in the process gaining Kim Jong-Il’s trust. While pretending to research a film in Vienna, they flee to the U.S. embassy and are swept to safety.

A nonfiction thriller packed with tension, passion, and politics, author Paul Fischer’s A Kim Jong-Il Production offers a rare glimpse into a secretive world, illuminating a fascinating chapter of North Korea’s history that helps explain how it became the hermetically sealed, intensely stage-managed country it remains today.

Following month’s book club selections will be:

- April: The Paris Wife, by Paula McLain
- May: Holy Ghost Girl: A Memoir, by Donna Johnson

For more information on joining the book club please email leader, Adrienne Boer at adrienne@rennlist.net

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**NEIGHBOR SPOTLIGHT UPDATE:**

Last month we highlighted Cat Mountain Resident Elijah Dow Merritt and included his incorrect email address. If you are interested in having photos taken please contact him at edmcarphotography.com or 512.608.5561.

**CAT MOUNTAIN WINE SOCIAL**

The Cat Mountain Wine Club was established in 2012 as a way for Cat Mountain residents to get out, join together, introduce themselves, socialize and enjoy a great glass of wine!

Each social is a casual gathering where neighbors are asked to bring an appetizer or dessert to share along with a bottle of wine corresponding with a theme chosen by each events host. So far we have had such diverse themes as “Wines from the Alexander Valley, Cool wines with Fun Labels, Destination wines from your favorite travels, Spanish Wines, Italian Pinos wines, Italian Chianti, Valpolicella, or white wines such as Soave or Prosecco”, American Wines plus a special Pinot Noir and Riesling wine tasting produced by a Cat Mountain Resident at his Labor Wines vineyard in Willamette Valley, Oregon.

Wine Club Socials are either held at a home of a resident or at the club house and are always an evening of great conversation with great friends.

Our next wine club social is scheduled for Saturday, April 9, 2016 at the beautiful home of Marty & Cyrene Wright. More details to follow by mid-March via email.

Also, a future social is already in the works to be held at the home of Annie Prasad & Anand Kruttiventi. Please look to an upcoming newsletter for more information.

If you are interested in joining us at our next Wine Club social, would like more information or are interested in hosting an upcoming event please email Cat Mountain Social Committee Chair, Charlene Casillas at charcasi@aol.com for more information.

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**JOIN US FOR OUR ANNUAL HOA EGG HUNT!**

**SATURDAY, MARCH 26, 2016**

**CAT MOUNTAIN CLUB HOUSE**

12:00PM - 2:00PM

Bring your Easter baskets and join us for an afternoon of fun, snacks, ice cream & our egg hunt at 1 PM!

For planning purposes (and to make sure the easter bunny hides enough eggs for everyone) please RSVP your attendance to Jesse at cmhoa@sbcglobal.net no later than Thursday, March 24, 2016.

If you are interested in helping volunteer or execute the Egg Hunt or any future HOA social events, please contact Jesse Chargualaf or Charlene Casillas, Social Committee Chair at charcasi@aol.com.
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