

SENDERa

SENDERA HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

Sendera Annual Meeting 2016

by Alison Carpenter

Sendera residents showed up in record numbers to attend the annual homeowners' meeting at Bethany Lutheran Church on April 12. Dozens of attendees and proxies brought the total representation to 144, easily achieving the quorum needed for business to proceed.

The HOA Board hosted two special guests for the evening: District 8 City Councilwoman Ellen Troxclair and City of Austin Transportation Department Engineer Anna Martin. Ms. Troxclair opened with a brief statement summarizing her first year as our district representative. Her original motivation for running for office was her frustration with the rising cost of living in Austin, the rising cost of city utilities, and the endless traffic problems. Those issues are still high on her priority list. After her introduction, the board presented her with a list of specific questions from residents.

1) What are your specific goals for District 8 and how will they benefit/impact Sendera?

Ms. Troxclair said she has "always wanted to be a voice for fiscal responsibility." To that end, she is committed to keeping city costs down and making sure money is spent responsibly. Over the past year, she has pursued a homestead exemption on property taxes for Austin homeowners, worked to reduce the amount of money transferred out of City utility accounts, and addressed the ongoing water bill discrepancies suffered by many. Her proposed 20% homestead exemption did not pass the City Council, but a 6% exemption did pass, with the goal to reach 20% in 3 years. She also pointed out that Austin Energy and Water currently transfer millions of dollars from their accounts into the general fund. She feels that the money residents pay into their utilities should accurately reflect costs owed, and therefore she wants more transparency and a reduction of those transfers. Finally, she is working on a way for residents to protest a potentially erroneous water bill if it is 3 times higher than average.

2) Are there any future plans, or would you support the development of a new community center in SW Austin similar to the Dittmar rec center which has an indoor facility?

Ms. Troxclair was not aware of any specific plans for this type of facility, but she is open to discussing it with various neighborhood groups and finding funding from the city.

3) How can we slow or even reverse the rising cost of living in Austin so our kids can stay here?

Slowing the cost of living in Austin has been a goal for Ms. Troxclair. She strongly encouraged the Sendera community to express affordability concerns at the next city budget meeting. According to Ms. Troxclair, at the last budget meeting an estimated 300 people were scheduled to speak. Out of 300, most were activists or representatives from special interest groups requesting money. Only a few were regular people sharing personal stories of how they can't pay bills anymore due to high property taxes and the rising cost of living. She hinted that sometimes the city council doesn't grasp the big picture, and only when residents become more vocal about affordability might the council listen and take action.

4) Crime of all sorts is on the increase. What is being done, and do you support hiring more police officers?

Ms. Troxclair said that nationally speaking, Austin is one of the highest-rated cities for safety. Our Police Chief, Art Acevedo, promotes "community policing," a system that encourages police officers to live in the city they work for and be involved and visible in their neighborhoods. Residents could then connect with a police presence and grow to trust the department and feel comfortable sharing concerns. Ms. Troxclair said she supports the Chief in this endeavor and supports any necessary hiring when it is recommended.

5) What is being done to help ease traffic on Davis Lane?

The high volume of speeding traffic on Davis Lane is an

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atmoore44@att.net.....	512-417-7946
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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.....	mgmccleary@gmail.com

WEBMASTER

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

SECURITY

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

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

NEWSLETTER INFO

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(Continued from Cover)

ongoing concern for Sendera residents. Anna Martin with the COA Transportation Department stepped in at this point to say that studies have been done specifically on the intersections of Latta Drive and Copano Drive. Before any “traffic calming” devices can be installed, those intersections had to meet a set of specific warrants. Her studies indicated that the Latta intersection qualifies for a pedestrian light—\$75,000—and the Copano intersection qualifies for a full traffic signal—\$180,000. That adds up to a total price tag of \$255,000. A collective gasp from the residents was the response to this figure. Currently only \$6,000 of earmarked money is available to put toward the cost. Ms. Troxclair said her office would be committed to finding ways to help fund these projects.

A few residents asked about other, cheaper options, such as stop signs (even temporarily) or speed monitoring devices. Ms. Martin said although stop signs only cost a couple of hundred dollars each, they are not used for speed control, but instead to assign right-of-way in an intersection. In addition, she pointed out that speed monitors are generally not effective to reduce speeding, as drivers tend to follow the rules for a couple of days and then go back to ignoring them.

One resident, Art Hays, invited all neighbors to join his Facebook group Drive Safe Sendera, an online group dedicated to solving these traffic problems. It is a good way for residents to communicate specific issues and take action through the proper channels.

Other concerns were touched upon, such as the traffic backup on the Mopac exit to Davis Lane during the 4-7 pm rush hour. The line from the stop sign can be so long it encroaches on the highway, creating a dangerous situation. Ms. Martin discussed adding pavement on the off ramps to widen the lanes, but ultimately the solution will be up to TxDot.

One last issue was addressed: how car passengers get a bone-shaking experience when driving over the Copano/Davis intersection, the section where Google Fiber broke a water line several weeks ago and inexpertly repaired the street. Ms. Martin said Street & Bridge will have that fixed in 6-8 weeks.

After the speakers finished, President Todd Moore called the meeting to order and general business commenced. All of the board members were introduced and each spent some time explaining various ongoing projects. Todd expressed his long-time desire to turn over the maintenance of the Corran Ferry gabion wall to the City of Austin, since it has cost our HOA thousands of dollars already. Ron Urias mentioned the board is taking bids for a new lifeguard and pool maintenance vendor that would replace Cruzin’ Aquatics. Tom Franke and the Architectural Control Committee just finished approving a new, modern paint palette that will replace the old standard, making it easy for residents to get approval and color coordinate exterior paint plans. Tom also reported that the relocation of the playground in Sendera Place will move forward as soon as city permits are granted. Angie Flores then presented the budget and there was some lengthy discussion about dues increases and other items. She assured residents that the board only raises fees when necessary and always does its best to cut costs. She reiterated the Board of

Directors is continuously looking at all vendors’ contracts for cost effectiveness and value.

As the conversation segued into specific property owner issues, quite a few residents spoke up to express discontent with our management company, Pioneer. The general feeling was that Pioneer is not responsive enough and often erroneous with communication. One resident proposed that the board keep an open mind and entertain the idea of moving our business to a new company.

The final order of the night was the election of officers to the Board of Directors. Todd Moore and Tom Franke both had expiring terms, and both had their names on the ballot as incumbents. Sharon Boatwright, a long-time Sendera resident and active volunteer put her name in the hat as well, expressing a desire to work first-hand on neighborhood issues. After the tally, Ms. Boatwright gained a respectable number of votes showing support from her neighbors, but in the end, both incumbents had a majority and so were re-elected for another three years. With that, business concluded and the meeting was adjourned.

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Sendera Easter Celebration A Smash Hit

by Alison Carpenter

Sendera kicked off its annual Easter celebration on March 19 with beautiful weather and a huge turnout of grown-ups and children at the pool playground. At 10 am the Easter Bunny was on hand to do the Bunny Hop and run the show for the 8-and-under crowd. Music, dancing, and a bouncy castle rounded out the entertainment. At 11:30 the children lined up on the lawn for the Easter Egg Hunt. I'm happy to say our residents know how to be kind and courteous at this type of event (unlike at more famous egg hunts.) It was a perfect morning of fun and fellowship.

After a short break, the party started for the older kids. Sausage wraps, hot dogs, chips, drinks, and homemade brownies and cookies were provided for all. There were games, including Bingo (cash prizes!), Left Center Right (played with candy), and a piñata. There was no shortage of candy-filled eggs at the second egg hunt, and to the delight of many, some eggs contained slips of paper that could be redeemed at a prize table.

A special THANK YOU to the following people, without whom this event would not have been successful: Suzann Vera, our Sendera recreation committee chair; The McCleary Family, who cooked up all of the delicious sausage wraps & hot dogs; Ron Urias, who very generously agreed to be our Easter Bunny for the morning, and Sharon Boatwright, who was in charge of all the activities and made sure everything was fair and safe for the kiddos. Also THANK YOU to all the volunteers who helped set up or clean up this event, or contributed time/energy/food. It's family events like these that rely on resident participation to be fun and successful, and we all appreciate your contribution to the neighborhood.



Sendera Recreation Committee News

Submitted by Suzann Vera

Sendera Ladies Night Out is Friday, May 13th 7:00–9:00 pm at the pool. Join the ladies of our community to socialize, shop, and get pampered! BYO bottle of wine or other festive beverage to share. Sendera Recreation committee will provide the hors d'oeuvres! Please note the pool will be closed starting at 6pm this evening for the special neighborhood event.

Sendera's 10th Run Into Summer Family Run will be held on the last day of school for AISD children on Thursday, June 2nd, 2016 The run will start at 7:00 p.m. at the pool. It is only 1.2 miles in length. You can run, walk, cheer, or volunteer. PRE-REGISTRATION for this race is strongly encouraged. Please fill out the form below & drop it off in the envelope on the door of 9101 Hoffman Cove, marked 2016 Sendera Run into Summer. If you can't commit until the day of the event, please arrive by 6:30 p.m. Mark your calendars and/or start training to take home some extra hardware, but don't allow yourself to miss this FUN event! We only hold Fun Run every other year, so this year is your lucky year. Come join us! For more information, find the full flyer on Nextdoor or posted at the pool. If you have any questions or would like to help, contact Sharon: (512) 653-5554 or sharon.boatwright@amd.com.

Participant's NAME (First & Last): _____
AGE on June 2nd, 2016: _____
GENDER: _____

Movie Nights at the Pool: We'll have three this summer. All movies start at dusk. Bring your chairs, floats, and snacks.

- June 11 – Family-oriented, animated film TBD.
- July 9 – Action/adventure film TBD.
- August 6 – Jaws

Fall Dates:

- Sendera Fall Garage Sale, September 23-24, 8 am –1 pm.
- Saturday October 29th, Fall Festival and Chili Cook Off.
- Halloween Decorating Contest, judging October 28-30th.
- Christmas Decorating Contest, judging December 16th-18th.



In the Garden

by Pamela Kurburski



March is an exciting time in the garden. The weather is unpredictable, the weeds are getting a jump-start on everything else, and you are waiting to see if those plants that looked like dead sticks all winter actually survived. The Sendera Garden Club met in a member's lush and diverse garden that is always a treat to explore. Honestly, this woman can stick dead vegetables in the ground and they start growing. You think I'm kidding? Take a look at the photos.

What you are seeing is a celery plant created by cutting off the root end of celery purchased at HEB and tomato plants that are coming up from slices of Roma tomatoes. One year, she put old potatoes in her compost pile and, you guessed it, started getting potatoes. The moral of this story is you don't have to spend a lot of money on fancy plants, just use leftovers from the kitchen.

We've had a fairly mild spring so far but there have been a couple of hot days that remind us summer is not far away. Help your grass and garden withstand the Texas sun by giving it liquid seaweed. Start deep-watering your valuable trees. Make sure your potted plants get regular watering with the occasional addition of a liquid organic fertilizer, especially for those that bloom all summer. And speaking of fertilizer, ever wonder what those three numbers on the front of every bag or bottle of fertilizer mean? They represent the Nitrogen, Phosphorus and Potassium (N-P-K) content. Nitrogen is all about the green growth. It makes lawns greener and helps plants grow more leaves. Phosphorus is about the blooms. In vegetable gardens, adding phosphorus may increase production by increasing the number of blooms. Potassium is about general health and disease resistance. It also helps plants deal with temperature extremes. The liquid seaweed mentioned above is 0-0-17.



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

Solar Energy Device Installation Guidelines

submitted by Tom Franke

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

Remember, all solar panel devices must be approved by the ACC prior to installation. In addition, state law now requires written approval from all property owners of adjoining property before solar panels can be installed.

The following guidelines were adopted August 12, 2015 and have been abbreviated below for space. The full guidelines plus the required ACC and Neighbor approval forms can be found on the Sendera HOA website (senderahoa.org).

- No such Devices may be installed on an owner's property other than on the roof of the home, the roof of another structure owned by the owner, 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 by more than 10%, as determined by using a publicly available modeling tool provided by the National Renewable Energy

Laboratory. (NOTE: Devices on the street-side roof of a home are not allowed. If the Association's 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 the Association consider approval.)

- 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.
- If the Device is located in a fenced yard or patio, the Device may not be any taller than the fence line. (NOTE: Currently, the Sendera DCCRs restrict the height of the property fence to no more than six feet.)

The HOA or ACC 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." However, 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 board members.

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