

# MERIDIAN *Community Monitor*

NEWS FOR THE RESIDENTS OF MERIDIAN

## Meridian HOA News

*Submitted by: Jacquelyn Waldrop, Meridan HOA Advisory Board Member*

The HOA advisory board met to discuss neighborhood business on May 19th. Among the topics were:

- Neighborhood Watch Program & Crime Prevention
- Landscape Maintenance
- Amenity Center Maintenance
- Additional Dog Waste Stations
- HOA Communications

### Pool News

- During the summer swim season, the pool is serviced 4x per week. Additional signage has been posted with phone numbers of those to call for maintenance and cleaning issues.
- The key fobs are on the way. There was a short delay on getting the electronic fob system installed due to all the recent wet weather, so thank you for your patience on the delay.
- Pool keys/fobs will be distributed via U.S. mail, one per household. If you need a second, you can request it through karen.vaughn@goodwintx.com at Goodwin Management for \$25. If you currently rent your Meridian home, please contact your homeowner/landlord for the fob.

### Amenity Center Update

- Lighting: It was brought to the HOA's attention that the lights in the Amenity Center have been out this spring. Apparently, the Amenity Center Pavilion was struck by lightning, damaging the sensors that turn on the lights at sundown. This has now been repaired.
- Pest Control: The HOA is providing limited pest control for the Amenity Center. Ant mounds are being spot treated each week

when the landscape crew is grooming the common areas. And, we are spraying monthly for mosquitos, due to the recent Zika virus scare, as requested by a resident.

- Lost and Found Bins: These are located in the Pool area for items left behind. They will be emptied and items will be donated at the first of each month. This was also requested by a resident.

### Dog Waste Stations

- The Meridian HOA would like to remind residents to please pick up after your pets as a courtesy to your neighbors. Even if no one sees your doggie do the deed, please scoop it and place in one of the waste station bins placed throughout the neighborhood. Bags and receptacles are available for unlimited use. Thanks for your cooperation.
- There will be additional waste stations placed on/near the Baldwin property, as requested by the school's administrations, teachers and Campus Action Committee (CAC). Apparently students are stepping in these messes and tracking it through the school. Please help us keep our kids safe and Baldwin clean.
- As requested by a resident, an additional waste station will be placed in the new acre-lot section to assist homeowners in this section of the neighborhood.

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Find Meridian on Facebook:

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## WELCOME

### *A Newsletter for Meridian residents*

The Monitor is a monthly newsletter mailed to all Meridian residents. Each newsletter is filled with valuable information about the community, local area activities, school information and more.

If you are involved with a school group, play group, scouts, sports activity, social group, etc. and would like to submit an article for the newsletter you can do so online at [www.PEELinc.com](http://www.PEELinc.com) or you can email it [meridian@peelinc.com](mailto:meridian@peelinc.com). Personal news for the Stork Report, Teenage Job Seekers, special celebrations, birthday announcements and military service are also welcome.

Our goal is to keep you informed!

## ADVERTISING INFO

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Hello Nabr invites you to enjoy

## Meridian Food Truck Night & Summer Pool Party

*Submitted by: Jacquelyn Waldrop, [AustinRealEstate.com](http://AustinRealEstate.com)*

**Friday, July 22nd, 2016**

**@ 5:30pm**

## Meridian Pool & Pavilion

Bring your family and meet your Meridian neighbors at the Pavilion & Pool for a fun-filled evening of live music and selections from local food trailers, with something yummy for everyone, especially the kids!

## Baldwin Incoming Kindergarten/Fall 2016

### Summer Activities

Meet and mingle with future Bobcat cubs and parents at our summer playdates. Siblings welcome at all events.

Wednesday, July 19th @ 10:30-11am

### Storytime in the Baldwin Library

Meet the Baldwin Librarian, Ms. Dethlefsen, and set up your parent account so you may check out books on behalf of your child while the kids are treated to a story.

Wednesday, July 19th @ 11am-Noon

### Baldwin Cafeteria Picnic

Bring a picnic lunch-no food will be served. Get a tour of the lunchroom. Find the restrooms and the handwashing stations. See the cafeteria food line and what it's like on a typical day in the Baldwin cafeteria.

Saturday, August 20 from 9:30-11am

### Kindergarten Kick-Off Celebration @ the Baldwin Large Playground

This is a special playdate where your Bobcat cub will have the opportunity to meet children in his/her class on Baldwin's large playground. Snacks will be provided. Don't miss the celebration and the opportunity to meet new friends and classmates!

Find us on Facebook: Baby Baldwin Bobcats-Kinder 2016-2017

Search for our closed group and send a request to be added, for security purposes.

Lots of great info posted here. Dates, reminders, and social events to be posted throughout the year.

Kinder Kick-off Co-Chairs:

Jacquelyn Waldrop: [Jacquelyn.Waldrop@gmail.com](mailto:Jacquelyn.Waldrop@gmail.com) / 512-923-3099

Emily Mirkin: [jingo151@me.com](mailto:jingo151@me.com) / 512-294-8202



## Farewell to Dr. Pena, Baldwin's Principal

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com*



On Thursday, May 19th, Baldwin Elementary Students, Teachers, Staff, Parents and other community members gathered for a special assembly to honor Dr. Rosa Pena who announced her resignation from the school in April. She will be taking a job at Austin ISD headquarters in the Human Resources Department, effective June 6th. Dr. Pena has led the school for six years, and has served as the first and only principal in the history

of Baldwin Elementary.

The special assembly was a well-kept surprise for the honoree. PTA, Parents, Staff and Students were all in on the surprise. Each classroom created a special poster or banner that was hung in the halls leading to the cafeteria where the assembly was held. The assembly, led by 5th grader and Baldwin Student Council President, Benton Andrepont and 2nd grade teacher, Mrs. Rolon. The program included a student or a group of students from each grade level that presented their original poem or letter of gratitude to read to Dr. Pena. In addition, remarks were made from 1st grade teacher, Mrs. Lopez, who has known Dr. Pena for most of her educational career. The next surprise was a pictorial video of special moments from Dr. Pena's tenure at Baldwin, followed by a video diary of the day the students, teachers and staff created a school-wide group picture with the help of Baxter the Bobcat mascot and a flying camera drone. Next, Dr. Pena was presented with a framed copy of this school-wide aerial group picture as a memento to hang in her new office downtown. Finally, the assembly closed with a special version of the school song, led by former music teacher, Mrs. Stevens, who made a guest appearance in order to sing the song with the school family she created the lyrics specifically for.

Thank you, Dr. Pena, for your service to Baldwin Elementary. We wish you the best in your next chapter.

### **facebook.com/Meridian411**

Be the first to know about the good news and happenings in our great neighborhood. Get the scoop on:

- Meridian neighborhood activities
- Baldwin Elementary PTA programs and Spirit nights
- Cool Community updates
- Special offers and freebies from local Circle C/Meridian area businesses



## Meridian Salutes Mr. Ron Hruby, our neighborhood flag bearer

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com*

Did you know, we have a Meridian resident volunteer, Mr. Ron Hruby, who is responsible for keeping our neighborhood flags flying? He raises and lowers it for special occasions and makes sure that it is in good condition at all times. Thank you, Mr. Hruby, for your dedication.



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## Thinking of Buying a 2nd Home?

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com*

Whether you're thinking about buying an investment property for steady cash flow, a vacation home for your family or a temporary home for your college-bound son or daughter, there are a few things you should consider before making the investment:

**Local Market** -- Both the local resale and rental markets are important factors. Are home prices on the rise, increasing the possibility of a profitable sale in the future? Is the rental market tight, causing average rent prices to go up? You'll want your rental income to be able to cover mortgage costs, taxes and expenses.

**Maintenance** -- When calculating costs, include routine maintenance and potential repairs. If purchasing a property to rent out, note any requirements and safety obligations for your area. If you're not the handy type or your desired property is far from your primary residence, consider hiring a property management company to handle ongoing maintenance concerns.

**Insurance Costs** -- Find out if you need additional disaster coverage such as flood or earthquake insurance. In general expect to pay higher insurance costs, especially if you plan on renting out the property.

**Financing** -- Plan on being subjected to more scrutiny than you were on your primary residence. Banks often require a higher down

payment on second homes, and interest rates may be higher as well.

**Tax Implications** -- Make sure you understand the tax implications of owning a second property. If you plan on renting it out, you'll need to report the rental payments as income. On the other hand, operating expenses, such as insurance, utilities and repairs, may be considered deductions.



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## Summer Grilling Season is Here

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com*

Summer's here, and it's time to start grilling! Whether you're an old pro or new to the game, our essential guide will prepare you for the grilling season to come.

### Choosing a Grill or Smoker

There are a variety of grilling options available, and each has its pros and cons.

- Charcoal grills take longer to heat up, but they also achieve hotter temperatures, making them perfect for searing meat. And purists love charcoal for the flavor it produces.
- Gas grills are a favorite among recreational grillers, largely because they're easy to use and heat up quickly. They do cost more than charcoal grills up front, but they're less expensive to operate over the long term.
- Electric grills are portable and compact, providing a practical, affordable alternative for people living in apartments that restrict outdoor grilling. But critics of electric grills argue that they won't give you that smoky barbecue flavor.
- Smokers slow cook meat to achieve the distinct flavor connoisseurs love, but the process does take more time.

### Gathering Gadgets for Grilling

Before you start cooking, make sure you have these grilling essentials:

- Tongs
- Skewers
- Basting brush
- Rubs and marinades
- Heat-resistant grilling gloves
- Wire basket for vegetables and seafood
- Grill brush for cleaning

### Finding the Best Recipes

Not sure what to cook? Check out The New York Times' "Summer Barbecue Essentials" for an ample list of grilling recipes organized by category, including sauces, marinades and rubs.

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## Middle School Pool Party Thursday, August 18th

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com*

Meridian HOA invites all incoming MERIDIAN 6th, 7th, and 8th graders to the Back to School Middle School Pool Party. Mix, mingle and meet new friends. Join the fun, music and crowd. We'll have a DJ, glow sticks and beach balls. From 7:30-9:30pm

For more details, check out the Meridian Social Buzz Facebook group, @MeridianSocialBuzz

## Save up for Free Funds for Our School this Summer!

*Submitted by: Jacquelyn Waldrop, AustinRealEstate.com, Baldwin PTA member*

Please continue to collect your Box Tops and Labels for Education for free funds for our school! Go to [www.boxtops4education.com](http://www.boxtops4education.com) and [www.labelsforeducation.com](http://www.labelsforeducation.com) for collection sheets. Or, simply snip them, save them and drop them in the blue barrel in the Baldwin lobby on August 22 when school is in session. Look for labels on many of your grocery products: Betty Crocker, Campbell's soups, General Mills, Green Giant. Hefty, Pepperidge Farm, Pillsbury, Prego, Yoplait, Ziplock and many, many more.

## Calling Meridian Mamas to Join Circle C Mom's Club

*Submitted by Jacquelyn Waldrop: Circle C Mom's club member*

Circle C Mom's is a group of neighborhood moms that coordinate events for children, moms and families. Children's events include weekly age-specific playdates, holiday parties and field trips. Weekly moms' events are usually hosted at members' homes or nearby restaurants and include activities such as bunko nights, book club, craft night, movie nights, recipe/supper club, ladies-only lunches and much, much more! These activities are a great opportunity for moms to get out and enjoy a little "adult" time and meet new friends.

If you're interested in joining, please contact Kimberly De LaGarza @ [delagarzakim@yahoo.com](mailto:delagarzakim@yahoo.com).



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