

THE LADERA Bulletin

NEIGHBORHOOD NEWSLETTER



WELCOME TO THE BULLETIN

*A Newsletter
for the Residents of
Ladera*

The Bulletin is a monthly newsletter mailed to all Ladera residents. Each newsletter will be 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 team, social group, etc., and would like to submit an article for the newsletter, you can do so online at www.PEELinc.com. Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

Meet the Editor

My name is Andrea Willott and as editor of Ladera Community Newsletter I want to introduce myself. My husband and I moved to Ladera this past September. I am a 5th generation Texan from San Antonio and the Hill Country of Texas is near and dear to my heart. That is one of the reasons we chose Ladera in Bee Cave. We take a lot of pride in

our home ownership, and I am sure you do, too. This newsletter will provide a great way for the residents of Ladera to feel connected and informed. The Ladera HOA Board and I welcome your suggestions and submissions for future articles so please email me at satalamo@yahoo.com.

The HOA or Homeowner Association

An HOA or Homeowner Association is a legal entity created to manage and maintain the common areas of a community. Typically, these "common areas" consist of things like pools, clubhouses, landscaping, parks, streets and roads.

HOAs can consist of single family homes, condominiums, or town homes and are typically setup by the original developer of the community with a set of rules called "Declaration of Covenants, Conditions, and Restrictions" otherwise known as "CC&Rs".

One of the primary functions of the HOA is enforce and ensure that these "CC&Rs" are adhered to by the individual homeowners. The guiding principles of these regulations are normally to help maintain property values and the quality of life within the community.

Common Attributes of an HOA

- HOAs are normally non-profit corporations with a set of bylaws and the authority to enforce those bylaws, including things like architectural and design standards.
- Membership is normally mandatory for all property owners.
- Mandatory quarterly dues are normal

and periodic special assessments are not uncommon.

- There is usually an elected board of directors who normally consist of volunteer homeowners.
- Many HOAs hire a property management company (usually picked by the board of directors) to do things like maintenance, bookkeeping, and dues collection
- Many Home Owner Associations have an HOA Website to communicate effectively with their members

Typical Services Performed by a Home Owner Association

- Collect monthly dues from homeowners and maintain financial statements
- Enforce the deed restrictions or CC&Rs for things like: exterior home improvements, general exterior condition of property such as paint, how properties can be used, and even noise control
- Maintain landscaping in the common areas
- Maintain signage and retention and or/ detention ponds
- Organize regular activities and meetings for residents

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance	911
Police Department	512-314-7590
Sheriff – Non-Emergency.....	512-974-0845
Travis County ESD No.6/Lake Travis Fire Rescue	
Administration Office.....	512-266-2533
Travis County Animal Control.....	512-972-6060

SCHOOLS

Lake Travis ISD.....	512-533-6000
Lake Travis High School.....	512-533-6100
Lake Travis Middle School.....	512-533-6200
Lake Travis Elementary.....	512-533-6300
Lake Pointe Elementary.....	512-533-6500

UTILITIES

Austin Energy	512-322-9100
Texas Gas Service	
Custom Service.....	1-800-700-2443
Emergencies.....	512-370-8609
Call Before You Dig.....	512-472-2822
AT&T	
New Service.....	1-800-464-7928
Repair.....	1-800-246-8464
Billing.....	1-800-858-7928
Time Warner Cable	
Customer Service.....	512-485-5555
Repairs.....	512-485-5080
Austin/Travis County Hazardous Waste	512-974-4343

OTHER NUMBERS

Bee Cave City Hall.....	512-767-6600
Bee Cave Library	512-767-6620
Municipal Court	512-767-6630
Lake Travis Postal Office.....	512-263-2458
Lakeway Regional Medical Center.....	512-571-5000
City of Bee Cave	www.beecavetexas.com

NEWSLETTER PUBLISHER

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Ladera HOA Quarterly Board Meetings

Ladera HOA Board are held quarterly. Residents are invited to attend. However, any concerns or questions must be submitted to Stuart Jones at stuart.jones@fsresidential.com no later than 48 hours prior to meetings. This way the board will have time to address the issues or questions at the meeting.

Meeting notices will be sent out to all residents in advance with the time and location of the meeting.

The following Ladera HOA Meetings have been scheduled for the remainder of 2016:

3rd Quarter Meeting
Monday, September 19, 2016

4th Quarter Meeting
Monday, December 19, 2016



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CROSSFIT HIVE

WELCOME to Gainsville!

Gains

(NOUN)

GAINS IS BEST DESCRIBED AS A LIFESTYLE THAT MANY TAKE TO PUT ON MUSCLE AND GET INTO SHAPE.

HOWEVER, GAINS ISN'T JUST ABOUT GETTING BIG MUSCLES AND LOOKING LEAN. THE COMPLEX LIFESTYLE OF MAKING GAINS IS COMMONLY MISINTERPRETED AS SIMPLE MEATHEAD TERMINOLOGY. ONE WILL FIND THAT MAKING GAINS CONSISTS OF: THE PROCESS OF LIFTING, EATING HEALTHY, AND MAKING LIFE DECISIONS BASED OFF OF ONES HEALTH.

IT CAN ALSO REFER TO SOMETHING THAT BRINGS ONE GREAT PLEASURE AND BE USED TO DESCRIBE THINGS OR PEOPLE.

"THOSE EGGS ARE STRAIGHT UP GAINS."

"NO, I'M NOT GOING TO DRINK THAT BEER. I DON'T WANT TO KILL MY GAINS."

"CROSSFIT HIVE IS HELPING ME MAKE ALL KINDS OF GAINS"

512.296.0141

5004 BEE CREEK ROAD • BEE CAVE, TEXAS 78699

FACEBOOK.COM/CROSSFITHIVE

What are CC&Rs?

During the process of purchasing your home in Ladera there were probably reams of paperwork to sign during the closing process. In the excitement of getting settled into your new home, it is easy to put those papers aside and file. One of the important documents you signed was your understanding that Ladera's Declaration of Covenants, Conditions and Restrictions (CC&Rs) is legally binding and each homeowner is required to follow the restrictions.

Each month in our newsletter, we will highlight a section of the Ladera CC&Rs.

Did You Know this about the Ladera HOA By-laws?



Unacceptable Cart Storage

Section 2.6 states, in part, that "refuse, garbage and trash shall be kept at all times in covered containers and all such containers shall at all times be kept within an enclosed structure or appropriately screened from view of all adjacent property and public and private right-of way". In addition, "garbage containers shall be permitted to be placed outside of the enclosed structures and may be removed from screened areas a maximum of two (2) times each week (Ladera only has once a week garbage pick-up), for no longer than twenty-four (24) hours each time, for garbage collection".

Here is an example of an approved screening for your receptacles and unacceptable storage of your receptacles.



Acceptable Cart Storage

Garbage and Recyclable Pick-up

Our garbage service is provided by Texas Disposal Systems, Inc. They pick-up in Ladera every Thursday. In addition to providing garbage service, they also will pick-up recyclable items if you request a separate bin. A list of recyclable items is listed on their website. Recyclables are picked up every other Thursday. If you have any questions, or need to know the schedule in Ladera, they can be reached at 800.375.8375 or you can access the website which is www.texasdisposal.com.

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Watering Restrictions

West Travis County Public Utility Agency
(WTCPUA)

LADERA IS CURRENTLY IN STAGE 2 WATERING RESTRICTIONS

Watering Days:

Odd Numbered Addresses: Wednesdays and Saturdays

Even Numbered Addresses: Thursdays and Sundays

Commercial (including large landscapes and HOA common areas):

Mondays and Fridays

Watering Hours:

4 a.m. to 10 a.m. and 7 p.m. to midnight

PLEASE CALL 512-263-0125 FOR ALL BILLING

QUESTIONS,

SERVICE ISSUES AND WATER/SEWER EMERGENCIES

AFTER HOUR Emergency Number - 512-788-1155

PROUD SUPPORTER OF THE LAKE TRAVIS CAVALIERS

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The Ladera Bulletin

Political Signs

With the campaign season in full swing it is important to know the following:

Section 2.12d in our CC&Rs states, "An Owner may erect one (1) political sign not exceeding six (6) square feet in an area on such Owner's lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided such sign shall not be erected more than ninety (90) days in advance of an election to which signs pertain and are removed within fifteen (15) days after election."

Helpful Resources

A reminder to sign up on the Ladera HOA website located at www.LaderaHOA.org.

For gardening and lawn issues: www.klru.org/ctg

Keeping up with the neighbors: www.nextdoor.com

There are several Facebook groups which will keep you informed about our area:

*Ladera, Bee Cave; *Bee Cave Bee on Facebook; *Monty's Bee Cave Buzz— Monty Parker is a City Council member for the city of Bee Cave; *Kara King's Bee Cave Updates – Kara King is a City Council member for the city of Bee Cave

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Lisa's roof had served her well for many years, but the recent rains revealed that its lifespan had come to a close. Our partners were there to help!

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RETIRE BETTER LET'S TALK

WITH JOSH STIVERS

**DO YOU FEEL
CONNECTED TO
YOUR MONEY?**

**WHEN YOU OPEN
YOUR BANK AND
BROKERAGE STATEMENTS,
DO YOU BREATHE A SIGH
OF RELIEF OR GASP IN
ANXIETY?**

**DO YOU FULLY
UNDERSTAND HOW YOUR
LONG TERM INVESTMENT
PLAN MATCHES UP WITH
YOUR CURRENT DAILY
LIFESTYLE?**

Through discussions over the years, I have found that many people do not know where they truly stand financially. Yes, they know they have investment accounts, retirement accounts, and bank accounts. They know they have life and health insurance in place. And they know they are covered in the event of a major disaster.

But, what they don't know is how to interact with their overall finances in such a way that they feel confident in the decisions they make on a day to day basis. Many have expressed an underlying fear that they will never be financially independent.

I would like to offer encouragement to you today. It is possible to get a handle on your financial picture. Often, just having a conversation about your finances with a knowledgeable professional can make all the difference.

If you are feeling a bit disconnected from your current financial plan, I would love to sit down with you and discuss your unique situation.

I opened Platinum Wealth Advisory, right here in Lakeway, seven years ago with the desire to help individuals in our community win at the financial game. Our doors are open to this community and we want to help and assist in any way possible.

**GIVE ME A CALL OR SHOOT ME AN EMAIL.
TALK TO YOU SOON!**

☎ 512.369.3817

➔ www.PlatinumWealthAdvisory.com

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