

SENDERa

SENDERA HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

Safety Device Approved For Busy Sendera Intersection

by Alison Carpenter

On a typical day at the corner of Latta Drive and Davis Lane, the average pedestrian might fear for her life trying to cross the street. Traffic traveling westbound on Davis toward Mopac veer around the corner at alarming speeds, sometimes upwards of 60 mph, often thoughtlessly. But the good news is, starting next year, this intersection might finally be a lot safer.

For HOA President Todd Moore, it's been a ten-year process to get Sendera's ongoing traffic problems recognized by the city. In July he received notice that at least one problem might be solved: the City of Austin approved and will install a pedestrian hybrid beacon (PHB) at Latta and Davis in February 2017.

According to the Texas Department of Transportation, PHBs are "pedestrian activated warning devices," consisting of two red lights and one yellow light overhanging a crosswalk. A pedestrian pushes a button and activates the device at ground level. The yellow light will flash first as a warning to drivers to slow down, then a solid red light will indicate a full stop to drivers so pedestrians can walk safely across the street.

Todd credits recent efforts by Sendera residents Aruna Ghatak-Roy and Art Hays. "Without [Aruna] and Art going through all the prior traffic studies, comparing them to nearby traffic light data, and the constant emailing, calling, and meeting with city reps, I seriously doubt we would have gotten final approval for a PHB." He also notes, "Davis Lane meets the standard for [and city engineers recommend] a traffic light somewhere between Corran Ferry and Latta," but unfortunately there is no funding yet.

Todd received an email from our city representative, Council Member Ellen Troxclair, expressing gratitude to our HOA Board, for its efforts and patience over the past several months while she searched for funding for the Latta/Davis project. She adds, "I asked Assistant City Manager Robert Goode to share this commitment in writing, so that we have it for future reference."

Sendera still has many ongoing traffic issues and the easiest way for neighbors to stay informed or get involved is to sign up for updates at Nextdoor.com. For matters specifically affecting District 8 and Southwest Austin, sign up for Ellen Troxclair's email briefings at <http://www.ellenforaustin.com>.



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HOA Rules Amendments

by Todd Moore

The following amendments approved by the HOA Board of Directors were effective 9/1/2016.

Basketball Goals

As many Sendera residents know, over time it's been unrealistic for the Association to expect residents to drag their portable basketball goals out of sight when not in actual use, nor has any HOA Board ever had much success enforcing that part of the existing portable basketball rules. More importantly, with the Violet Crown Trail, pool, and new playground, the HOA Board thinks it makes better sense to encourage Sendera to remain an active and vibrant community by allowing portable basketball goals to remain on the lot, provided the equipment meets the following criteria.

The item in question on the original amendment stated, "When not in actual use, the portable basketball goals are to be kept out of sight; i.e. in garage or backyard." This has been deleted and the rules have been revised.

Here is the complete amendment:

Portable basketball goals are permitted to remain on the lot, even while not in use, provided the equipment meets the following criteria:

1. ACC approval is not required. (unchanged)
2. Goal must be placed to the side of the driveway and in a full upright position 20 feet from the curb. (unchanged)
3. Goals may not be placed in the street or any other public right-of-way. (unchanged)
4. Goal must be properly maintained and painted, with the net and backboard maintained and in good repair at all times. (unchanged)

NEW:

5. No weights (i.e. rocks, bags of cement, etc.) may be used to secure base, and base must be secured with stakes or filled with material such as sand or water as described by the manufacturer.
6. Basketball should not be played after 10:30 pm and before 7:00 am.
7. Basketball goals may not be left lying down in plain sight.
8. If primary user of basketball goal is no longer residing in Sendera OR no longer uses the equipment, the goal must be removed or stored out of public view.

Failure to comply with any of the above criteria MAY result in the lot owner receiving notification to correct the identified issue.

Swim Lessons

The HOA Board has been collecting feedback this summer regarding the swim lessons provided by Safeguard Aquatics. The general consensus is their lessons are very well-run and our residents have been generally satisfied—except—there simply were not enough sessions. Also, many times Safeguard was unresponsive and did not return calls or emails to residents inquiring about lessons.

Therefore, the Board has approved an amendment to our Pool Rules to allow private swim lessons to residents, only provided the following criteria is met:

- 1) Resident must attempt to make legitimate effort to coordinate with Sendera's lifeguard provider first.
- 2) Private swim instructor must submit to both the Association property manager and a board member proof of current licensure and insurance.
- 3) Lessons are restricted to Monday through Thursday before 12pm and after 7pm; Fridays before 12pm only.
- 4) Lessons may NOT occur on any holiday i.e. Memorial Day or Labor Day etc. or when pool is closed.
- 5) Resident must request days and times with a board member to verify that there is not a schedule conflict with other planned activities.

Call For Future BOD Members

by Ron Urias

Hello Sendera Residents,

We're looking for residents who might be interested in joining our Board Of Directors next year. We want those of you who might want to rise to the occasion to start attending our monthly board meetings. Running this 813-member association takes a certain amount of experience, and the learning curve is very steep. We'd like to help someone familiarize themselves with our management company, work processes, communication streams, and contractors, and get a FEEL for the job. There's nothing better than on the job training, so why not learn from some of the best directors I've ever worked with? Of course, if you've served on a condo/townhome/home owners' association in the past, we'd welcome your experience and energy. It's always great to have a fresh pair of eyes on the subject.

My position will be open next year. After serving 13 years off and on this BOD (including as past president), I'm looking forward to becoming a regular "civilian" just like you folks. I'm not sure who else on the board might be stepping down after all these years, but we'd gladly welcome some help. I promise you a couple of things: you'll learn more about what goes on in this neighborhood than you've ever known, and you'll get to bond with some of the best people you'd ever want to meet. Our board members are not just directors, they're your neighbors too. Feel free to call me at 512-923-1988 and I'll be glad to grab a beer with you at Backspin and discuss your involvement as a BOD member or volunteer.

Sendera Recreation Committee News October 2016

Submitted by Suzann Vera

Be informed about neighborhood events by joining NextDoor.com, Sendera HOA Facebook page or Sendera Moms Facebook page. Up-to-date information is posted there! Contact Suzann at suzannchili@sbcglobal.net / 512-291-0714 to volunteer for event planning. Any help is most appreciated—whatever your schedule allows.

31st Annual National Night Out is Tuesday October 4, 2016, when neighborhoods throughout Austin are invited to join thousands of communities nationwide to heighten crime and drug prevention awareness, support crime prevention, and strengthen neighborhood spirit and community relations with police. Get your block organized for a potluck, ice cream social, or happy hour! Post your party on Nextdoor.com or put flyers on your block neighbors' doors. There is no neighborhood-wide event planned as NNO is meant for blocks. See <http://natw.org/> for ideas and more details.

The Cowan Elementary Carnival is Saturday October 22nd 11 am-5 pm! Enjoy games, food booths, train rides, slides, petting zoo and more! Proceeds go to the school for enrichment programs. See <http://www.cowancoyotes.org/> for more details.

Sendera Fall Festival and Chili Cook Off will be Saturday, October 29th at the playground by the pool. More details to follow on NextDoor and Facebook.

Halloween Decorating Contest: Homes with decorations will be judged sometime over Friday, October 28 and Saturday, October 29. Fifteen small prizes will be awarded to the top best decorated homes by volunteer judges. Winning addresses and family names will appear in the December newsletter. Judges are needed and are asked to drive the neighborhood at dusk to award the prizes. If you would like your house judged that evening, please have your decorations up and lights lit!

REACHING YOUR NEIGHBORS

and many others...

- Avery Ranch
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- Canyon Creek
- Cat Mountain Villas
- Circle C Ranch
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- Legend Oaks II
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- Meridian
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Join Your Neighborhood Compassionate Watch

Submitted by Lesa R. Walker, MD, MPH



www.compassionateaustin.org

On April 14, 2016, the Austin City Council passed a resolution designating Austin as a Compassionate City, recognizing compassion as “a unifying value... to treat all human beings with justice, equity, and respect.” There are now over 350 compassionate communities globally and Austin is one of them.

Compassionate Austin challenges Sendera resident to discover and share stories of “3D” compassion: caring for self, caring for others and caring for the Earth. Catch neighbors in the act of treating themselves or others with kindness and respect. Send your stories to compassionateaustin@gmail.com and identify Sendera as your neighborhood. It may be published in this newsletter or on the Compassionate Austin website or Facebook page. It may also be shared during Citizen Communications at Austin City Council meetings.

Need Help? Find It At Nextdoor Now

There’s a free job listing service at Nextdoor.com called Nextdoor Now. Find neighbors available for hire, or advertise your own services in a quick and easy way. Listings include: babysitting, tutoring, dog walking/pet sitting, yard work, handyman jobs, odd jobs, and tech support.

Create your account at Nextdoor.com and select Nextdoor Now from the left menu. If you are looking to hire, you can select the best nearby provider or review individuals from a list. You will see the name of each person, proximity to your home, and how many recommendations they have. Follow the prompts and Create Request for it to be emailed to your preferred person.

Nextdoor Now is currently the most efficient way for Sendera residents to solicit jobs or find help. Best of all, it’s online, so the more people use it, the better choices for everyone.

Bethany Marketplace Craft Fair

Saturday, November 12
9am to 4pm

Fundraiser for Mission Grants
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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

It's been a while since the last installment in this series of articles. I'm sure you've been dying to know what else is contained in this fascinating document. Well, not to worry, I'm baaaaaack! Our next scintillating topics are Maintenance and Unsightly Articles. So let's dive in.

All Sendera homeowners are responsible for the maintenance of their properties. Section 3.08 of the DCCR says, "Each Owner shall keep all shrubs, trees, grass, and plantings of every kind on such Owner's Lot cultivated, pruned, free of trash, and other unsightly material. All improvements upon any Lot shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner of such Lot." Section 3.13 says, "No article deemed to be unsightly by the Architectural Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or from public or private thoroughfares."

What constitutes adequate maintenance or unsightly articles might vary considerably from homeowner to homeowner. So the DCCR makes it the responsibility of the Homeowners' Association (in the form of the Board of Directors) to ensure that there is a reasonably consistent interpretation of adequate maintenance. The Board relies on the Architectural Control Committee (ACC) and the Association Manager to establish standards and monitor compliance. The ACC creates rules on things like paint colors (so no one paints a house chartreuse with pink trim), placement of basketball goals (so kids aren't playing in the street) and what areas are counted when determining if there is enough turf coverage in the front of the house. The Association Manager takes the guidelines from the Board and drives through the neighborhood to identify possible violations. Is this a static and infallible system? Not so much. As circumstances and styles change, rules are developed to reflect these changes (solar power and rain water harvesting are examples). It is also possible for the Association Manager to miss some violations until they are pointed out by the Board or other residents. If you get a notice you feel is undeserved, bring your case to the Board at one of the monthly meetings. They are the final arbiters of violations.

The bottom line for any owner is to preserve and grow the value of their property. Buyers or renters are probably going to prefer a clean, well-kept neighborhood over one that has yards full of weeds and fences falling down. Owners who fail to meet the standards established by the DCCR/ACC Rules and enforced by the HOA Board of Directors impact not just their property but the desirability of the entire Sendera neighborhood.

Next time, a quick review of the current Rules. For homework, you can go to the Sendera web site (www.senderahoa.org), look under Resources/Document Library and preview the issues that have been clarified by Rules.



4 Spices with Surprising Health Benefits

By Donna Kelly-Konopka

When it comes to adding flavor to your favorite meals, there's more to seasoning than salt and pepper alone. There's a whole world of spices out there that can take your cooking game to the next level and offer some surprising health benefits along the way.

Spice up your meals with these top picks that are as healthy as they are versatile.

1) Oregano

Fun fact: One teaspoon of oregano has the same amount of antioxidants as three cups of spinach. This healthy herb also contains potassium, zinc, iron, protein, calcium, magnesium, and fiber.

Try it: Add a few pinches of oregano to a dish of melted butter. Brush it on fresh-baked dinner rolls for a flavorful finish.

2) Cinnamon

Sure, it's a tasty addition to all-things sugary and sweet, but did you know that cinnamon can help reduce blood sugar levels? Plus, it's been shown to help improve brain function, promote better heart health, and even protect against diabetes.

Try it: Top baked sweet potatoes with a dash of cinnamon and nutmeg. These two spices pair well together and their woodsy aromas make them top picks for holiday dishes.

3) Nutmeg

Speaking of nutmeg, did you know that this spice can help prevent cavities? It can also naturally detox the body, improve digestive health, and reduce inflammation and pain.

Try it: Sprinkle a pinch of nutmeg onto your morning bowl of oatmeal and pair it with your favorite fresh fruits.

4) Cumin

One tablespoon of this spice contains 20% of your daily iron, which plays a big role in carrying oxygen to all of your cells. It can also boost your brainpower and keep your immune system in tip-top shape.

Try it: Add a dash of cumin to your next batch of chili. It will add a hint of spice without turning up the heat.

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