# THE RIVER REVIEW

November 2016 Volume 10, Issue 11



NEWS FOR THE RESIDENTS OF RIVER PLACE



#### **Botox® Cosmetic**

• **\$10** per unit (Regular \$12)

#### **Save On Fillers**

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- Save 15% on Revision Skincare Products

## Can't Make the Party?

We'll Miss You! Purchase Online Starting Midnight November 10th or Call During Business Hours.

Remember These Specials End At 11:59PM on November 10th.

## Happy Thanksgiving to the Hendrics!



We'd like to introduce you to Piers and Angie Hendric and their oldest son, Jackson (age 15), younger son Brandon (age 11) and their daughter Abigail (age 13.) They also have a small, sweet bunny rabbit named Ruff who Abigail loves carrying around cuddled against her shoulder.

The Hendrics moved to River Place as a newlywed couple nineteen years ago. Obviously they have seen River Place

develop from a fledgling development into the mature community it is today. Angie is a native Texan and attended the University of Texas while Piers hails from New York where he attended Polytechnic NYU.

Jackson is a student at Vandegrift High School where he is in the 10th grade and plays the bass clarinet in the marching band. Abigail is in the 8th grade at Four Points Middle School. She is a Senior Lieutenant of the Middle School Dance Team, the Majestics. Last but certainly not least, Brandon attends 5th grade at River Place Elementary. He's a proud member of the Cub Scouts.

Angie has taken up tennis and loves to play as much as possible. She enjoys league tennis, playing for the River Place Country Club. Piers is serious about his mountain biking, taking long jaunts around Northwest Austin. The Hendrics enjoy living in their second River Place home located on Toppel Cove as growing a family necessitated a larger home. Some of the things they love about River Place include the beautiful scenery, supportive neighbors and peaceful community.



## **IMPORTANT NUMBERS**

EMERGENCY NUMBERS	
EMERGENCY	011
Fire	
Ambulance	
Sheriff – Non-Emergency	
Hudson Bend Fire and EMS	
Emergencies	512-266-1775
Information	
SCHOOLS	
Leander ISD	512-570-0000
Cedar Park High School	512-570-1200
Vandegrift High School	512-570-2300
Four Points Middle School	
River Place Elementary	512-570-6900
UTILITIES	712 246 0400
River Place MUD	
City of Austin Electric	512-494-9400
Texas Gas Service	1 000 700 0442
Custom Service	
Emergencies	
Call Before You DigAT&T	312-472-2822
New Service	1 900 464 7009
Repair	
Billing	1 200 252 7022
Time Warner Cable	1-000-030-7920
Customer Service	512-485-5555
Repairs	
IESI (Trash)	
1251 (11431)	
OTHER NUMBERS	
River Place Postal Office	512-345-9739
NEWSLETTER PUBLISHER	
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Article Submissionsriverreview@peelinc.com	
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## **ARTICLE INFO**

The River Review is mailed monthly to all River Place residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for the River Review please email it to *riverreview@peelinc.com*. The deadline is the 15th of the month prior to the issue.

## Featured River Place Location: SUN TREE PARK







We are so fortunate to have a centrally located park with so many amenities and activities. Situated at the intersection of River Place Blvd. and Big View Drive, Sun Tree Park literally has something for everyone. There is a decomposed granite walking/jogging path stretching around the park with one cutting through the middle as well. There is a playground with swings and such for smaller children, a full-length basketball court, a soccer field, a practice field, a pavilion and even a stationary work out area for pull ups, sit ups, etc. The pavilion can be used for parties, cook-outs or club meetings but should be reserved. The basketball court should be reserved as well and you can find out more about that and how to become a member here: http://www. riverplacemud.org/

Some of the frequently

held activities at the park include the annual Ice Cream Social, Easter Egg Hunt, Dads in the Hood, Movies and one of our favorites, The Annual BBQ and Hoedown. In fact, this last event just occurred Saturday, October 15th. The food and drink was plentiful and delicious. They served each guest a plateful of sausage, pulled pork and brisket, with sides of Cole slaw and potato salad. As you might guess from the accompanying photos, a good time was had by all.

The park is a great, safe place to meet up with friends, walk your pet, get some exercise or just relax. Most residents are probably well aware of the friendly atmosphere there but perhaps some who were unaware will now come out and enjoy everything Sun Tree Park has to offer. The more the merrier!











## RIVER REVIEW



## **New River Place HOA Construction Rules**

By Scott Crosby, River Place

River Place Board adopted the proposed rule below at the October 11, 2016 board meeting. Please consider this a notice, as required by state law, of the Board's intent to adopt the proposed rule. If you have any questions, please contact Vangie Bocanegra at CMA.

RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

Rules on Timely Completion of Construction Projects October \_\_\_\_ 2016

Pursuant to the authority contained in Declaration of Covenants, Conditions and Restrictions section 7.03, the Association's Board of Directors adopts the following rules with respect to timely completion of residential construction and remodeling projects in River Place.

- 1. All new Improvements and modifications to existing Improvements shall be completed within a reasonable time after commencement of the work. Failure to complete a project within the deadline set forth in this rule will be deemed a violation of the Association's governing documents, and subject the homeowner to a fine and/or other enforcement action.
- 2. Construction of a new residence shall be completed within 18 months after commencement. Construction of a new swimming pool shall be completed within 12 months after commencement. Remodeling or repair of existing improvements, and new or changed landscaping, shall be completed within 6 months after commencement.
- 3. The commencement date is the earliest of the date on which (a) the soil on the lot is disturbed[1], (b) there is a visible change in appearance of the exterior Improvements[2], or (c) materials or equipment[3] are placed on the Lot in an area that is readily visible from the street or another Lot.
  - [1] For example: trenching, digging, cut/fill work
- [2] For example: new paint, new roofing materials, new framing or wood, new fencing
  - [3] For example: scaffolding, lumber, landscaping materials

So, let's all be sure to plan and execute our improvement projects in a timely manner. It will help keep River Place looking great!

## **Snakes and More Snakes!**

Whether it's the time of year or just where we live or both, snake stories are appearing everywhere. Luckily, we have River Place's own Rodney Reid, snake guru, if you need any help. His number is: 512-554-6407. He stands ready and willing to assist.

In River Place, a family recently discovered a quite large Coral snake on their front porch. Imagine how frightening that would be. Coco, the Comstock's family dog, was bitten by a rattler and had to go through extensive and costly treatment. Sadly, she passed away after a hard fought battle.

In Steiner Ranch there were two recent episodes: The Boles family found a snake in their grill after recognizing that their dog's frantic barking meant a snake was near. Rodney Reid was called and came to save the day. Nearby in Steiner, the Ritchies called out officials to retrieve a rattler from their front yard since they live near a bus stop.

Yet another family found a baby rattler in a flower bed. And there have been reports of snakes in the garage, the driveway and on the patio. So yes, they're out there! As always, because we can't be too cautious, we warn everyone to avoid inviting snakes into your yards.

Do not leave trash or garbage outside and eliminate wood piles or areas of heavy foliage. Avoid things that attract their food sources like bird feeders or water. Hummingbird feeders are okay. Make noise when you go outside (or let your dog out) and be especially aware when you wear only sandals or flip-flops. Be careful and stay safe!

## **In And Around River Place**

First Hotel in Four Points Area: Having visitors into town that need hotel space? Well, the very first hotel in Four Points happens to be the Holiday Inn Express and Suites at the Trails at 620. The West Austin and Cedar Park Chambers of Commerce held a grand opening and ribbon cutting ceremony back in September. Area restaurants including RedFin Seafood Kitchen, Oasthouse Kitchen + Bar, Flores Mexican Restaurant and Napa Flats Woodfired Kitchen offered samples at the festivities.

The hotel serves a complimentary breakfast, has wireless internet, a pool, spa and fitness center. It boasts a meeting room to accommodate as many as 40 people and features 82 guest rooms and suites. The owners live in Lakeway.

River Place Residents' Incomes Exceed Most: According to an Austin American Statesman study by zip code and based on a variety of demographic information generated between 2012 and 2015, River Place (78730) residents' average income is approximately 120K annually. We spend about a third of our incomes on mortgage payments.

Zip code 78732 which includes Steiner Ranch, 78739 which includes Circle C Ranch and 78746 which includes Westlake showed slightly higher average income levels. The 78751 zip code of central Austin, including the Hyde Park and North Loop areas, pay the

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## Tennis Tip of the Month: More Topspin on Your Forehand

As we make the journey from the beginner level to intermediate or even an advanced level of play, topspin becomes a crucial part to improving our tennis game. Topspin allows us to hit the ball harder with more consistency. Here are some basic ideas on developing more spin.

Tennis Tip:

- Start your racquet head swing below the path of the ball. You create the topspin by simply swinging from low to high, like a windshield wiper.
- Use a closed racquet face starting with your strings facing the ground as if you were just resting your racquet on the ground.
- Switch your grip. While swinging from low to high will create some natural spin, switching your grip from eastern (palm flat on back of racquet) to semi-western or even western (palm on bottom of racquet) will generate even more. Keep in mind this will require more racquet head speed, which in turn adds more spin.

Relax your arm and body for a more fluid follow through. This
will allow you to whip through the ball and add more of that
needed racquet head speed.

When you first learn to hit with more topspin, there will be an adjustment period. You may have difficulty with your shot depth. The forward spin on the ball will cause it to fall shorter in the court than a flatter shot. An easy fix for this is to pretend the net is as high as a volleyball net. Also, be brave and go for the shot, relying on the spin to bring the ball safely down into the opponent's court. These efforts will create a higher arc, much like a rainbow, which will result in a deeper, more difficult to handle shot. If you have any questions about any of the above, feel free to send me an email.

Ed, River Place Tennis, edny20@yahoo.com
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## **Heads Up.....From the City**

### Support Austin's Outdoor Space for Children

Communications Unit Austin Parks, City of Austin Agency

Sign your Pledge of Support for Austin's Children's Outdoor Bill of Rights! On November 10th the Parks and Recreation Department will present the Children's Outdoor Bill of Rights Resolution to City Council for their vote and adoption. Click the link to sign the pledge form and show City Council that you believe all children in Austin should have access to quality outdoor space and activities. Sign today and share to help spread the word!

http://www.austintexas.gov/online-form/austin-childrens-outdoor-bill-rights

## Warning: Be Wary of Door-to-Door & Telephone Installation Scams

Communications and Public Info Office, City of Austin Agency

Austin Energy — the City of Austin's community-owned electric utility — warns you to be aware of door-to-door and telephone sales representatives misrepresenting themselves as Austin Energy employees or affiliates selling solar installations. The utility has also received reports of some customers paying exorbitant prices for solar systems packaged with other energy improvements, or with predatory financing terms.

Austin Energy employees do not make door-to-door solicitations nor unsolicited phone calls for solar installations.

Austin Energy has a solar incentive program which provides rebates for customers that install solar at their home or business, using one of the registered companies on Austin Energy's website. Only these registered companies are authorized to promote Austin Energy solar rebates to customers. The list of companies can be found at: www.austinenergy.com/go/solarincentives.

If someone is representing themselves as an Austin Energy or City of Austin employee, you should always ask to see their identification badge. If they cannot produce their badge, ask for a business card or name and contact information. Austin Energy employees will not make unsolicited calls or site visits.

If you believe that a fraudulent solar company has approached you, please call the Austin Energy Conservation Hotline at 512-482-5346. A representative can verify participating companies and provide information about rebates, expected savings from solar or other solar technology questions. You can also file a complaint with the Consumer Protection Division of the Texas Attorney General's office at 512-463-2185 or online at https://texasattorneygeneral.gov/cpd/fil....

#### 2016 Mobility Bond Voter Information

Communications and Public Info Office, City of Austin Agency

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## RIVER REVIEW

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The City of Austin has launched AustinTexas.gov/2016Bond, which has voter information about the City of Austin bond proposition. On Nov. 8, 2016, Austin voters will consider the bond proposition alongside other city, state, and federal elections. If approved, this proposition would authorize the city to issue \$720 million in general obligation bonds for mobility and transportation.

A Voter Information Brochure is being distributed to City facilities, including public libraries, recreation centers, and utility service centers. An interactive map of locations where people can pick up a voter information brochure is available at AustinTexas. gov/2016Bond.

Requests for educational presentations to the community or for copies of the Voter Information Brochure for distribution may be directed to Sara Behunek at 512-974-7840 or by email at sara. behunek@austintexas.gov.

This posting is not intended to advocate for or against the measure that is the subject of this presentation.

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highest per cent of their incomes on housing, slightly over 50% while their annual incomes average about 39K.

Champion's Tract Update: The proposed 325 unit apartment complex located to the southeast of the intersection of RR 2222 and City Park Road, known as Champion's Tract, is progressing, however slowly. The COA, various agencies, and the neighboring community all have expressed interests that the applicant seems to be making efforts to address. The access driveways are a serious topic that the Transportation and Fire Departments want carefully planned for both safety and traffic control reasons. Traffic in the area will certainly increase which is a concern for everyone including us here in River Place since City Park Road via Westminster Glen is our "back way" in and out.

The applicant has also agreed to several Environmental Department issues regarding the construction process and layout of the complex. Finally, the applicant has agreed to reasonably limit the tract's development and not request exceptions that would override any regulations. The District 10 City Council Staff are continuing to listen to neighbors and other interested parties on this matter, assisting them in acquiring information and relaying concerns to the applicant. Area neighborhood associations and HOAs, including River Place and Westminster, have had opportunity to express their concerns. A Council hearing was held October 6 to hear neighbors' concerns but it was decided to have a final hearing on November 3rd. It's good to see they are proceeding cautiously and allowing ample time for concerns to be aired.

New MUD Homeowner Tax Rate Set: The proposed 2016 tax rate of .207% was approved by the MUD board on September 29 with only Scott Crosby opposing. There was a groundswell of residents speaking out against this rate but to no avail. Many wanted the Crosby recommended rate of approximately half the proposed one. They felt that the existing surplus is ample and, should needs arise, the rate can certainly be increased accordingly. There will be much more upcoming discussion on these topics as the COA completes the annexation process in late 2017 and the following resident vote in May 2018 on whether River Place should remain a limited district.

Briefly, being a limited district means that the MUD maintains responsibility for our parks and trails as well as our trash collection, which would be more expensive should the City take that over. Most residents agree that local oversight by the MUD is much preferable given the City's many and varied responsibilities.

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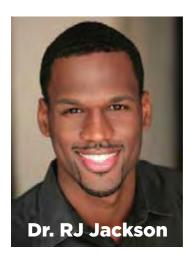


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