

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!

Rain Barrels

A Great Source of Water for Plants

A great way to reduce the amount of metered water for plants is to install a rain barrel. Rain barrels will not solve our long-term water challenges or reduce water rates, but they do allow gardeners to obtain high quality rain water at a bargain price and more easily use the rainwater to irrigate container plants.

Rainwater is a high-quality water source for irrigation. The limiting factor in our climate is that our erratic rainfall events mean that we need collect some of that water for future use. Having access to collected rainfall for our plants is a desirable goal for most gardeners. Having one or two rain barrels collecting runoff may meet the partial needs of a patio

full of container plants. Every gardener notices the positive response that flowers and vegetables show when moisture is provided by rain. Rainwater is more acidic and often includes nitrogen from the atmosphere, so the plant response is real. Home Depot and Lowes both have inexpensive home use rain barrels.

In Ladera, we can have rain barrels if the by-laws in our CC&Rs are followed. Section 2.18 addresses Rain Water Harvesting. If you are considering installing rain barrels, please submit an architectural application to First Service Residential first. Applications can be found under the documents heading at <http://www.laderahoa.org>.

JANUARY HOME MAINTENANCE CHECKLIST:

The month of January is the perfect time to give your home some attention and check off some basic maintenance items.

Create and organize files. Gather up your home improvement files and throw out all those old manuals that you no longer need. Review current product manuals and warranties, and mark your calendar now with recommended maintenance dates for appliances, tools and heating and air conditioning units.

Check your irrigations system. Run all zones to determine if sprinkler heads need replacing. Also, determine the times you will need to run each zone and when.

Conduct your own inspection. January is the perfect time to give your home a good indoor inspection. Look for loose knobs, pulls or hinges on cabinets and doors. Lubricate those squeaky door hinges, and take note of any furniture that needs repaired. Tackle any repairs that you can do yourself, and plan for any outside help where you need it.

Bargain shop. If you need new appliances or tools, now is a great time to look for bargains from end-of-year sales or discontinued models. But word of warning: make sure before you purchase discounted items that warranties will still apply

(Continued on Page 2)

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

Peel, Inc.	512-263-9181
Editor.....	Andrea Willott
Advertising.....	advertising@peelinc.com

(Continued from Cover)

Take inventory. This is something we all know we should do, but rarely follow through with. Go from room-to-room and create a comprehensive inventory of all your electronics, furniture and other valuables. This is especially important after the holidays, when many of us purchase new televisions or other expensive electronic devices. This inventory will be crucial for insurance claims in the event of fire, flood or other disasters. Make a video of your possessions, and take pictures of items and serial numbers.

Schedule maintenance calls. If you haven't had your heating and air conditioning system inspected by a professional, now's the time to do it. Regular maintenance calls are crucial for the life of your system, and can help you avoid costly repairs in the long run.

Replace filters. Make sure your heating system filters are clean, and replace them if necessary. Add reminders in your calendar for filter replacement dates, per your manufacturer's recommendations.

Replace the batteries in smoke and carbon monoxide detectors

Give Your Garbage Disposal Some TLC. Pour a cup of vinegar into an ice cube tray and freeze it, then throw all the vinegar cubes into the disposal and turn it on. The cubes scrub the blades and drain, while the vinegar dissolves the scum.



We connect Lake Travis families in need to community support and resources through relationships with volunteers and empower donors to impact their community directly by stewarding their resources well. Join us in 2017!



Visit us at www.partnersinhopelaketexas.org



1/2 Yearly Sale

ALL MERCHANDISE

20-75% Off

True Grit, AG Jeans, Vineyard Vines, Southern Tide, Johnnie-O, Tommy Bahama, Robert Graham, Southern Marsh, Nat Nast, Bugatchi, Rowdy, Gentlemen, 7 For All Mankind, Citizens of Humanity, 34 Heritage Jeans, Johnston Murphy, Cole Haan, Under Armour, Lauren James, Hugo Boss, Jude Connally, Jadelynn Brooke, Madison Creek, Bronte, Dylan

Tuxedo Rentals – Onsite Tailor

**2901 S Capital of Texas HWY
Austin, TX 78746**

(Located next to Nordstrom's)

512.906.0977

**12701 Hill Country Blvd.,
Bee Cave, Texas 78738**

(Next to Barnes & Nobles in the Hill Country Galleria)

512.243.8808

GATSBY'S

PURVEYOR OF FINE APPAREL

Submitting Ideas for Articles

Please submit your ideas for newsletter articles by the 8th of each month. We have a 30-day lead time, so, for example, if you want to suggest something for December, I will need your suggestion by November 8th. Submit to Andrea Willott at satalamo@yahoo.com.

METAL TREE STAKES

Still looking for a way to remove your metal tree stakes? Contact your gardener or landscaper to remove them for you or contact Ladera resident Greg Giacona who is offering a tree stake removal service for all Ladera and surrounding communities. He has found a technique to get them up and out of the ground, and on your curb for pickup, quickly.

Greg will charge \$20 per 3-stake tree in Ladera. Simply send Greg an email or text with your name and address and he will contact you to arrange the service. He can do a 3-tree yard in less than 30 minutes.

Here is his contact information:

Greg Giacona
281-748-6400 – cell
greg328@earthlink.net

Please email Andrea Willott at satalamo@yahoo.com to arrange a pick-up of your metal tree stakes



CROSSFIT HIVE

What is CROSSFIT

Check out our Workout's of the Day at
www.CrossFitHive.com

CrossFit begins with a **belief in fitness**. The aim of CrossFit is to forge a broad, general and inclusive fitness. We have sought to build a program that will best prepare trainees for any physical contingency — not only for the unknown, but for the unknowable. CrossFit is also the community that spontaneously arises when people do these workouts together. In fact, the communal aspect of CrossFit is a key component of why it's so effective.

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Come by and Check Out our New Expansive Office



Bristol
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(The corner of Hwy. 71 and Hamilton Pool Road)
Building D, Ste A
Austin, Texas 78738
BristolFamilyEyecare.com
512.263.3937

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retirebetter@platinumwealthadvisory.com

2806 Flintrock Trace, Ste. A203 Lakeway, TX 78738

The Ladera Bulletin

Planning for Home Improvements

The holidays are behind us and warmer weather will be here soon. With the warm weather comes projects to improve our quality of life like a new pool, patio, trampoline, play scape and others. Don't forget you need HOA approval if you are considering doing any of these things. The approval process and forms that need to be submitted can be found on the Ladera web site, www.laderahoa.org. Make sure you plan ahead because from the time you submit your plans to First Service Residential, it may take up to 30 days to be approved.

Lawns and Common Areas

Maintaining lawns and common areas is an important part of keeping Ladera a great looking and desirable neighborhood. The HOA board is working with First Service Residential (FSR) to make sure the common areas are maintained weekly. The HOA Board has asked FSR to drive the neighborhood bi-weekly to insure the yard maintenance guidelines outlined in the deed restrictions are being followed. Lawns should be maintained at the height of two to two and one half inches, weeds controlled, grass neatly trimmed away from sidewalks, building, and planted areas. Trees and shrubs should be pruned to avoid pedestrian and vehicular traffic. If FSR observes a yard that does not meet the guidelines, FSR will contact the homeowner and ask them to correct the problem. Homeowners received and agreed to follow Ladera HOA bi-laws and rules at closing of their home. We need to work together to keep Ladera a safe and well maintained subdivision.

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Steve Brougher
512.276.7476



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Extended Braces You Can Afford!

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Orthodontics**



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THANK YOU

A big thank you goes out to Katie and Stephen Dotson for hosting Donuts with Santa on Saturday, December 3rd. Because the weather turned cold and rainy, the event was moved inside to their home. Families enjoyed donuts and brought gifts for the Green Santa Project. Santa was great as he listened to all the little one's Christmas wishes. Everyone who attended had a great time!

FIRST SERVICES RESIDENTIAL COMMUNICATIONS

To receive communications from our HOA management company, First Services Residential, they will need your email address. If you have not been getting communications from them via email, then they do not have it on file. Please log onto www.laderahoa.org and update your contact information accordingly.

NOW HIRING

Advertising Sales Representative

Description: The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

Roles: Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

Benefits: Commission Based
Apply by sending resume to jobs@peelinc.com



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MISDIRECTED MAIL & PACKAGES

Most of you have noticed on the Ladera Facebook Group page and the Ladera section of Nextdoor.com all the comments about misdirected mail and packages. You might have even experienced this yourself. I recently had a package from Amazon Prime left on someone else's porch and had to go hunting for it myself. My address begins with 4400 and so did the home where I finally found my package.

I sent a letter to the postmaster at the USPS facility which sorts and delivers our mail. If you have had such an incident, I would suggest writing a letter and giving specifics about your experience. Perhaps by our doing this, we will get resolution. Here is the address for our postmaster:

Lakeway-Lake Travis Post Office
2110 Ranch Road 620 S
Lakeway, TX 78734-9998



CCOA-STEINER RANCH
4308 N. Quinlan Park Rd.
Suite 100
Austin, TX 78732
512.266.6130

CCOA NORTHWEST AUSTIN
6507 Jester Boulevard
Building 2
Austin, TX 78750
512.795.8300

CCOA-WESTLAKE
8100 Bee Caves Rd
Austin, TX 78746
512.329.6633



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

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LAD

JB Goodwin
REALTORS®



Mike Jakle
REALTOR®

Ladera Resident

25 years in Bee Cave
Direct Line (512) 589-3939
mike-jakle@jbgoodwin.com



4317 Tambre Bnd.
4 Bed, 4 Bath, 2,545 SF
\$424,900



4709 Gallego Cir.
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Barton Creek Lakeside
1.1 Acre Deep Cove Waterfront Lot
\$299,000



Barton Creek Lakeside
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\$599,000

