

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!

Reserve Fund for Unexpected Expenses

When the current board of directors for the Ladera HOA took over from the builder last February, they had a reserve fund study completed. A reserve fund is the amount of funds the HOA needs to have on hand to handle expenses which are over and beyond the budgeted items generally needed for the common areas and retention ponds. For example, replacing the irrigation pump at one of

the detention pond would cost about \$12,000-\$15,000. This expense would not be covered by the current budget. The Reserve Fund study findings concluded the Ladera HOA would need to have \$26,000 in reserve by the end of 2017. To keep the current quarterly fees at \$137.50, the Ladera HOA board will vote on a \$100 per home special assessment in 2017. This will be discussed at the March 8, 2017 annual meeting.

Barking Dogs Create Noise Nuisance

Recently, there have been some posts on the Ladera Bee Cave Group on Facebook and Nextdoor.com regarding barking dogs in Ladera and how they have created problems for neighbors. All dogs bark, but when a dog is left alone, either outside or inside for an extended period, some will continually bark until their owner either lets them inside or comes home. When this happens, it creates problems for neighbors who are trying to sleep, have children who are napping, or who work at home and need quiet to perform their job.

The Ladera CC&Rs (Covenants, Conditions and Restrictions) in **Article 2.10 Animals** states in part, "all owners shall take reasonable action to ensure that their dogs do not create a nuisance by barking".

The HOA is trying to be a positive factor in our community. However, all home owners in the community are to follow the CC&Rs and be good citizens of Ladera.

If you need to report a dog who barks continually, here are the steps to take:

1. Contact your neighbor who owns the

dog. They may not be aware of the problem.

2. If contacting your neighbor fails to resolve the issue, log onto the Ladera website to report an official violation. Once logged into www.laderahoa.org, look for the "eForms" link and select "Report a Violation"

HOA BOARD POSITION

The Ladera HOA board has three members whose terms are staggered so there are at least two experienced members on the board at all times. This year, one board position is up for re-election. The term of the newly elected board member will be for three years. Please be on the lookout for information in your inbox in regards to placing your name for nomination for this position. FirstService Residential will send out information regarding the position, requirements, and expectations in early February.

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 |
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| Advertising..... | advertising@peelinc.com |

HOA Annual Meeting in March

All Residents Encouraged to Attend

Wednesday, March 19, 2017

6:00 pm

Lake Travis Community Library

1938 Lohmans Crossing

Austin, TX 78734

(512) 263-2885

This meeting will not only be informative, but will be your chance to ask questions and make suggestions to the HOA Board. In addition, we will be voting on a Director position for the Ladera HOA Board and discussing an upcoming special assessment for 2017.

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.



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Austin, TX 78746

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512.906.0977

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Bee Cave, Texas 78738

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512.243.8808

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The Ladera Bulletin

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.



Who is our contact person at First Service Residential, the management company for Ladera?

Stuart Jones is our community representative and can be reached at 512.266.6771 ext. 34503 or email him at stuart.jones@fsresidential.com.

I need to stain my wood fence. May I use any color?

No. Ladera has an official stain color for wood fences and lattice work. You can use either Cabot Oil Based, Semi Solid, Chestnut Brown color OR BEHR Premium #SC-110 Chestnut Solid Color Weatherproofing All-In-One Wood Stain and Sealer. Home Depot usually carries both.

(Continued on Page 5)



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Austin, Texas 78738
BristolFamilyEyecare.com
512.263.3937

(Continued from Page 4)

I want to put a trampoline in my backyard for my children. Do I need permission?

Yes. Per the CC&Rs, Article 1.19 Improvement(s), the trampoline needs approval from the Architectural Committee. Please note, trampolines are not the only items needing approval, so become familiar with the list of items listed in the CC&Rs.

Where should I place my garbage, and recycle bins on the day they will be collected?

On the street. Do not place on sidewalk.

When can I place my garbage and/or recycle bin on the street for collection?

Per Article 2.6 in the CC&Rs--No earlier than 24 hours prior to pick-up. And, they must not remain in the street longer than 24 hours after pick-up.

My neighbor's dog barks constantly. What should I do?

CC&R Article 2.10 Animals states in part, "all owners shall take reasonable action to ensure that their dogs do not create a nuisance by barking".

If you need to report a dog who barks continually, here

are the steps to take:

1. Contact your neighbor who owns the dog. They may not be aware of the problem.
2. If contacting your neighbor fails to resolve the issue, log onto the Ladera website to report an official violation. Once logged into www.laderahoa.org, look for the "eForms" link and select "Report a Violation"

Are we allowed to discharge fireworks in Ladera?

No. This is considered a hazardous and unsafe activity. Someone could be injured or falling embers could ignite someone's roof. Please become familiar with CC&R article 2.8 (a) which addresses this issue as well as other activities considered hazardous. In addition, it is illegal to discharge fireworks in Bee Cave. To report a violation, call the Bee Cave police at 512-314-7590.

How long should the metal tree stakes stay attached to a tree and in the ground?

One year. They should be unattached to the tree as they will destroy the bark and hinder new growth. The metal stakes are no longer needed after one year and should be removed. If you need someone to do it for you, contact Greg Giacona (a Ladera resident) at 281-748-6400 or email him at greg328@earthlink.net. He charges \$20 per 3-staketree.

THE LADERA Bulletin

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www.peelinc.com

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The Ladera Bulletin

Maintenance & Additions to Your Property

In order to keep our community maintained and consistent the board members and management company drive and walk through the subdivision on a regular basis. If either see problems the homeowner will be contacted by the management company and will be asked to correct the problem which may include landscaping and/or unapproved changes or additions to your property. Don't be surprised if you receive a letter or call from our management company asking you to correct any violations.

Maintenance and additions to your property are issues which are clearly stated in the CC&Rs (Covenants, Conditions and Restrictions) you received when you closed on your home. Article 2, Sections 2.3 and 2.4 of the CC&Rs address these areas.

Section 2.3 addresses construction, alterations, or removal of improvements. Please remember, any of these must be approved by the architectural committee prior to commencement of the activity. This includes significant landscaping changes. If you are planning to change any of your landscaping please check with the association first. For example, tree removal, addition of hardscaping, etc.

In part, Section 2.4 includes lawn maintenance. Grass should be trimmed and edged from sidewalks and curbs, and weeds controlled in yards and curbs and sidewalks. If a power box is located on your lot, or shared with a neighbor's lot line, the upkeep of the landscaping around that power is you and your neighbor's shared responsibility. Please make sure the landscaping around the power box is trimmed and weeds removed.

Ladera is a great place to live and all residents are expected to do their part to keep it looking nice. If you notice a problem with in the common area, log onto the Ladera website to file an official service request. Once logged into www.laderahoa.org, look for the "eForms" link and select "Service or Maintenance Request"

If you have misplaced a copy of the Covenants, Conditions and Restrictions for Ladera, you can find them on the Ladera HOA website at www.laderahoa.org under Resident Resources, Ladera Documents.

LADERA LADIES HAPPY HOUR


Who: Ladies of Ladera

When: First Wednesday of each month

Where: Sonesta Hotel Roof Top Lounge-Meridian 98

Time: 5 – 7 pm

Join us and get to know your neighbors



CROSSFIT HIVE

WELCOME to Gains ville!

Gains

(NOUN)

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

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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."

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TEXAS A&M AGRI LIFE EXTENSION

Common Structural Termites

There are three main types of termites that can cause problems for homeowners in Texas- native subterranean termites, formosan subterranean termites and drywood termites.

Native subterranean termites have nests in the soil and must maintain contact with soil or an above-ground moisture source to survive. If native subterranean termites move to areas above ground they make shelter (mud) tubes of fecal material, saliva and soil to protect themselves.



Native subterranean termite workers and soldiers.

Formosan termites are a more voracious type of subterranean termite. These termites have been spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.



Formosan subterranean termite workers and soldiers.

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants (and can be found living and feeding on trees), consuming both spring and summer growth wood whereas native subterranean termites feed only on spring growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

Drywood termites do not need contact with soil and reside in sound, dry wood. These termites obtain moisture from the wood they digest. Drywood termites create a dry fecal pellet that can be used as an identifying characteristic. They have smaller colonies-around 1,000 termites- than subterranean termites; they also do not build shelter tubes.



Drywood termite fecal pellets.

If you are concerned that you may have termites, call a pest management professional to inspect your home for termites.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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February Suggested Lawn Maintenance Schedule for Central Texas

Apply pre-emergent herbicide to prevent warm season weed seeds from germinating.

Apply selective post-emergent herbicide to kill existing weeds in lawns while the lawns are still dormant. Have weeds identified for best recommendations.

THIS IS NOT THE TIME TO FERTILIZE!

The best way to make sure your lawn is in tip-top condition might be to contract a professional service to weed and feed your lawn on a regular schedule. Check with your neighbors to find out who they would recommend or go on www.nextdoor.com or the Ladera, Bee Cave group page on Facebook.

Tree Replacement by HOA

When Ladera was first developed back in 2012, many trees were planted on Tordera Drive and Ladera Boulevard. Texas was in the middle of a very bad drought and the trees became stressed by the lack of water and the intense heat. About a year ago, many of the damaged trees were pruned incorrectly. Over the course of the next year, you will see many of these trees being replaced. Some of the trees have already begun to be replaced along Tordera Drive. This is the HOA's continuing effort to beautify the neighborhood and make it a great place to live.

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DUE: Feb 28th

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