



PARKSIDE AT MAYFIELD RANCH

VOLUME 3, ISSUE 2

FEBRUARY 2017



CLEAN INDOOR AIR

Believe it or not, the air inside your home may be less healthy than the air outdoors. From pollutants like volatile organic compounds (e.g., chemicals in paints, cleaning supplies, waxes, building materials, furnishings, pesticides, air fresheners and dry-cleaned items) to gases (like radon and carbon dioxide) to second-hand smoke, modern, well-insulated homes can actually trap pollutants, thus raising their potential for harm. Several common houseplants, however, can help you breathe easier by increasing oxygen levels and removing toxins from the air.

Below is a list of ten natural air purifiers. For maximum effectiveness, aim for at least two plants in 10- to 12-inch pots per 100 square feet of space. And be sure not to overwater your plants, which can lead to mold—another pollutant to watch out for.

English Ivy	Lady Palm	Boston Fern
Snake Plant	Golden Pothos	Wax Begonia
Red-Edged Dracaena	Spider Plant	*Peace Lily

* (This variety is poisonous to pets, so place with caution.)



Information for New Residents

First and foremost- welcome to the neighborhood! Moving into a new community is both exciting and stressful. As your professional community association management company, we are here to help. There are many useful tips on living in Parkside at Mayfield Ranch as well as links and number that you will need to set up your utilities below. If you have any questions that are not answered below, please contact the Southwest Management Services office and we will be happy to assist you.

How do I obtain a pool key?

Please login to the community website with your user name and password and complete the online request form -Pool Use Agreement. Here you will agree to the terms and conditions of using the amenities, purchase, and submit your request to the management office. All requests will be filled

within 48 and the card will be mailed to your home address on file with us.

How do I obtain a mailbox key?

Please take a copy of your closing papers or lease to the local post office box and they will issue a mailbox key.

How do I reserve the amenity center for a private event?

We make reservations easy for you! Please log in to the community website with your user name and password provided, and click on Activities-Reservation-Request a Reservation. There you can view dates available and submit your request. You will receive a response and further instructions from our office.

Who maintains the ponds at Parkside at Mayfield Ranch?

The Parkside MUD maintains the ponds.

PARKSIDE

CONTACT INFORMATION

ON THE WEB:

Parkside at Mayfield Ranch Official web site:

www.southwestmanagement.net/parksideatmayfieldranch/home.asp

Parkside at Mayfield Ranch Official Facebook page:

COMMUNITY PROFESSIONALLY MANAGED BY:

First Service Residential

PO Box 342585

Austin, TX 78734

Phone: (512) 266-6771

Fax: (512) 266-6791

www.fsresidential.com

E-MAIL CONTACTS:

Accounting accounts@fsresidential.com

(for questions about your HOA account or vendors with billing questions)

Architectural Review: acc@fsresidential.com

(for questions about making modifications to the exterior of your home)

Board of Directors: board@fsresidential.com

(for feedback and requests to address the board at meetings)

General Info Amenity Center & Pool Info:

..... info@fsresidential.com

(for general questions about your Owners Association, Reservations & Pool Keys)

Lifestyle Director:

Ali Vonal ali.vonal@fsresidential.com

(for questions or suggestions about events or activities)

Community Manager:

Sophie Carrington sophie.carrington@fsresidential.com

Assistant Manager:

Lauren Dominguez lauren.dominguez@fsresidential.com

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY 911

Fire 911

Ambulance 911

Williamson County Sheriff (Non Emergency) 512-943-1300

SCHOOLS

Leander ISD 512-434-5000

Parkside Elementary School 512-570-7100

Stiles Middle School 512-570-3800

Rouse High School 512-570-2000

UTILITIES

AT&T/Uverse (phone, internet, cable) 800-288-2020

Atmos Energy 800-460-3030

City of Georgetown 512-930-3640

Pedernales Electric Co. 512-331-9929

Time Warner (phone, internet, cable) 512-576-3521

Wastewater (Parkside MUD) 512-930-3640

OTHER NUMBERS

Williamson County Phone 512-943-1100

Williamson County Road Department 512-943-3330

Parks & Recreation Department 512-943-1920

Williamson County Regional Park 512-260-4283

Williamson County Animal Shelter 512-943-3322

Georgetown Post Office 512-868-9925

Georgetown Animal Control 512-930-3592

Round Rock Animal Control 512-218-5500

Travis County Animal Control 512-972-6060

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THE BOARD'S RESPONSIBILITIES

Our community is more than just a neighborhood. In many ways, it's a lot like a business. Collectively, our regular annual assessments amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. And our neighbors who have volunteered and been elected to serve on the association's board are responsible for making critical decisions—on our behalf—about managing the community and our money.

Our board also develops long-range plans—like when the parking lot will need to be repaved and when the elevators will need to be replaced—about the parts of the community that are shared property. The board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown.

The board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. Board members decide who will do the best job of replacing the roof at the best price or who will be the most reliable company to hire to mow the grass and remove dead tree limbs.

The board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional manager, the board ultimately is responsible for overseeing association operations. Be sure to communicate with the board regularly, observe board meetings, and attend annual meetings to elect responsible board members and to participate in the conversations about significant community issues.



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What are Governing Documents?

State Law

Almost every state has statutes governing condominiums and homeowner associations. In addition most associations are subject to the state corporations' code.

Declaration, Master Deed, or Proprietary Lease and Their Covenants and Restrictions

Planned communities are created by declarations (also known as master deeds). Cooperatives are created with proprietary leases (also called occupancy agreement). These contain the restrictions that regulate residents' behavior, they define owner's rights and obligations, and establish the association's responsibilities.

Articles of Incorporation

Most associations, and all cooperatives, incorporate and have articles of incorporation that define their purposes and powers. They may specify such things as the number of directors and their terms of office.

Bylaws

Bylaws address association operations such as procedures for meetings and elections and specifying the general duties of the board.

Resolutions—Rules and Regulations

Board members adopt rules and regulations, and sometimes members have to approve them. Rules and regulations are recorded as board resolutions. Resolutions must be consistent with the declaration or proprietary lease, the bylaws and state law.

Association governing documents are almost always trumped by state law. But, when association documents conflict among themselves, the declaration or proprietary lease carries the greatest weight, followed by the bylaws and then the rules and regulations.



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NIGHT DRIVING TIPS

Driving at night can be tricky—especially through neighborhoods or dimly lit landscapes—so it's important to keep in mind a few basic guidelines to make sure you and your vehicle both are well-prepared for the trip. Consider the following suggestions to help get you to your destination safely.

Ensure headlights are aimed properly. If you think your headlights are casting light too far above or below your line of vision on the road, you may need to adjust their aim. You can do this either by following instructions in your vehicle owner's manual or seeking help from a vehicle maintenance professional.

Dim dashboard lights. Most vehicle makes and models come with a dimmer for the instrument panel. Make sure it's set to the lowest brightness to limit distraction. Also remember to turn off overhead or visor lights while driving, which also can limit visibility at night.

Don't wear tinted glasses. Yellow lenses sold to enhance nighttime driving could actually decrease visibility instead of amplify colors and objects. If you wear prescription lenses, opt for an anti-reflective coating, and clean them thoroughly and frequently to optimize effectiveness at night.

Learn how to spot animals and objects. While driving at night, be on the lookout for wildlife creatures' eyes, which can easily be spotted as pairs of glowing retinas. Any animals' eyes—like raccoons or deer—typically will reflect the light from your headlights long before their true shapes come into view.

Don't focus on headlights in oncoming traffic. Keep your eyes on the road in front of you and avoid looking into the headlights of oncoming traffic—especially if you notice a car using the high-beam headlight setting. If the headlights on the car behind you cause a glare in your rearview mirror, adjust the mirror.

Clean your windshield. Use a clean microfiber cloth or newspaper to clean the windshield—inside and out. Make sure the windshield is streak- and smudge-free before driving at night, and try to avoid wiping window condensation with your hands. Fingerprints and oils from your skin can cause streaks that limit visibility in the dark.

Know when to use your fog lights. Many vehicles come equipped with fog lights, which typically are located underneath the front headlights and are aimed low, where fog usually appears on the road. Fog lights also can be useful on a particularly dark road to further illuminate your path.

Adjust your exterior mirrors. Pointing your side-view mirrors down slightly can help reduce glare from other drivers' headlights and still allow you to see by tipping your head forward a few inches.

Have your eyes checked. Your eyes' ability to keep moving and scan the landscape rather than solely focus on one spot is imperative for successful nighttime driving. Visit your eye doctor for regular checkups to determine whether prescription lenses could help you see better at night.



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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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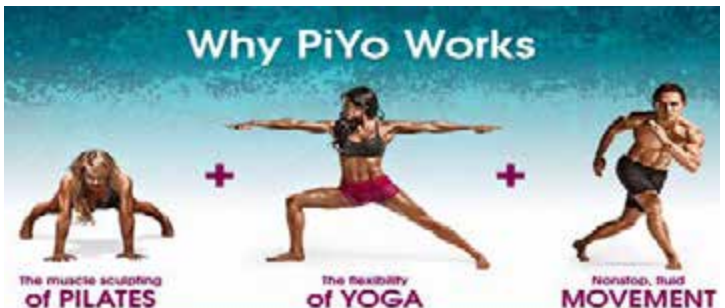
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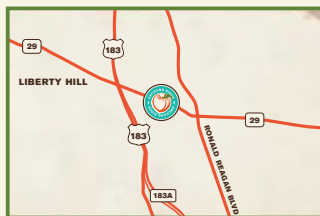


Model Home Now Open!



The Full Picture

- Orchard Park Activity Center will feature a resort-style pool with splash pad and a state-of-the-art fitness center
- Community garden planter boxes available for resident gardening
- Orchards with fruit and nut trees throughout
- Expansive sports field
- Picnic areas
- Harvest Park and Creek Park located within the community
- Clubhouse with community room and covered outdoor gathering areas
- Social programming available



Location

Orchard Ridge is located just 20 minutes away from Austin and east of Liberty Hill on the south side of Texas Highway 29.

By The Numbers

- 248 acres
- 742 new single-family homes with lot widths ranging from 40'-70'
- 2,465 square foot activity center complex
- 2 miles of hiking, walking and biking trails

Timeline

- Grand Opening Event (Phase 1) in February 2017
- Orchard Park Activity Center opening anticipated Summer 2017



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