THE RIVER REVIEW

February 2017 Volume 11, Issue 2



NEWS FOR THE RESIDENTS OF RIVER PLACE



Happy Valentine's Day to the Kitchin Family

Please join us in saying Happy Valentine's Day to Brytne and Paul Kitchin and their two year old son Peter. Brytne works as a lawyer while Paul is employed as a CPU Designer. Peter stays at the Children's Center of Austin while Brytne and Paul are at work. There are also two small terriers in the family, Duke and Fritz. They can all often be seen taking walks through the neighborhood, meeting and greeting their neighbors.

They have lived on China Garden Drive for three years having previously resided in Southwest Austin. They moved to River Place in order to be closer to their jobs. They seem to both agree wholeheartedly that the thing they like best about living in River Place is "amazing neighbors!"

Things they enjoy together include having a glass or two of wine and, laughingly, picking up Peter's toys. Sports they enjoy include both soccer and football.

And while they admitted that they are both proud to be UT alumni, they'd also like to say hello to all their River Place neighbors and, of course, hook em' horns!



IMPORTANT NUMBERS

EMERGENCY NUMBERS	011
EMERGENCY	
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Ambulance	
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Hudson Bend Fire and EMS	512 266 1775
Emergencies	
Information	512-266-2533
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Leander ISD	512-570-0000
Cedar Park High School	512 570 1200
Vandegrift High School	512 570 2300
Four Points Middle School	512 570 3700
River Place Elementary	
River Place Elementary	
UTILITIES	
River Place MUD	512-246-0498
City of Austin Electric	512-494-9400
Texas Gas Service	
Custom Service	1 800 700 2443
Emergencies	
Call Before You Dig	512 472 2922
AT&T	
New Service	1 200 464 7022
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Time Warner Cable	512 495 5555
Customer Service	
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IESI (Trash)	512-282-3508
OTHER NUMBERS	
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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 <u>riverreview@peelinc.com</u>. The deadline is the 15th of the month prior to the issue.

Featured River Place Location: **SALSAS**

If you're like most of us, you occasionally get a craving for some good Tex-Mex food and perhaps a margarita. Well, located right at the front of our community in the River Place Shopping Plaza just down from POSTNET, you will find one of the best full service restaurants in the Four Points area, Salsas' Mexican Cuisine & Cantina. They also have two other locations, one in Lakeway and one in Georgetown. Specializing in Tex-Mex cuisine, you can either dine in or take-out. They have a very nice full bar as well as cozy tables for comfortable dining. Outside there is a covered patio with heaters and a play area for small children. They also provide a couple of outside tables along the sidewalk where pets are allowed.

Their food is reasonably priced; most entrees are in the \$10 to \$17 range and most appetizers are less than \$11. They offer individual tostados at less than \$5 and affordable soups and salads, rounding out quite an extensive menu. According to Juan, the afternoon manager, the fajitas are one of the most popular menu items and the lunch buffet, served from 11 am to 3 pm is fast becoming a very

a good bargain and quite delicious, are a menu favorite as well. Salsas' offers quite an array of fish and chicken Tex-Mex dishes for those that want or need to stay away from the beef or steak dinners. (They all look and sound delicious, by the way.) They have a Happy Hour which goes a little later to accommodate working

popular meal. On weekends, the buffet includes breakfast items as

well. Rosa, the morning manager, added that the taco plates, being

folks, lasting from 3 pm to 7 pm. Happy Hour features include their house margaritas and draft beer.

Salsas' is open daily from 11 am to 9 pm except for Friday, the busiest day, when they stay open until 10 pm. Their phone number

is 512-436-8109. So, next time you have that urge for Tex-Mex,

don't worry about how far you need to go;

just drive (or walk) down the hill to Salsas' and enjoy great food and drink in a friendly environment. Give Salsas' a try if you haven't already. We bet you'll be glad you did!









In and Around River Place

Lights On In Inclement Weather Please:

Several residents have complained about the difficulty seeing other vehicles in River Place during inclement weather. With our hills and valleys, perhaps the additional fog and mist worsens visibility. Even though your vehicle may have running or driving lights on, from behind there is little to help it be visible. Another growing concern is the speeding, especially along Big View Drive. Perhaps the recent increased popularity of our trails is bringing many newcomers from beyond the community that see Big View and River Place Blvd. as thoroughfares rather than neighborhood streets. Increased policing may be the only solution for this problem. So, take good care and be safe out there. Traffic will only increase as there seems to be more and more building going on in the greater River Place area.

POSTNET, Your Neighborhood Business Center:

We thought it might be time to remind River Place residents that, although our local POSTNET is under new ownership, it is alive and doing well. Located in the shopping center at the front of River Place near Salsa's, POSTNET offers numerous services including shipping, design and print. Shipping services include UPS, FedEx, DHL and USPS. Design includes logos, websites, invitations and calendars, etc. Print services include copying, stationary, signs, brochures, forms and

finishing (binding, laminating, folding and stapling/hole punching.) They also provide mailboxes for residents concerned about security or who may have had their mailbox knocked over and are waiting for repairs to be completed. Their hours are Monday-Friday, 9 am-6 pm and Saturday 10 am-2 pm. Their phone is the same; 512-340-0202. So, instead a wasting your time driving around, why not take advantage of the shipping and business services available right here in River Place?

Massage: A Health Benefit Now Available At Home:

Cathy Dupont, a Ma Rei He Holistic Health Healer, is seeking customers right here in River Place and is currently available for home visits. She has 16 years experience. Her contact number is 512-619-5780. You can find out more about Cathy here: https://www.linkedin.com/in/cathy-dupont-9941187/de

RM 2222 and RM 620 Bypass Situation:

Meetings were held in late January to discuss the 2222/620 bypass plans as well as the further development (improvements along 620) of the 620 corridor plans. County traffic engineers, TxDOT officials, and Travis County officials were to attend the meeting hosted by the Steiner Ranch Neighborhood Association

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at the Canyon Ridge Middle School in Steiner Ranch. Neighbors were asked to bring their concerns and questions. Apparently being considered are improvements along 620 including enhancements from the Mansfield Dam area all the way to US 183 as well as the bypass. Unfortunately, due to timelines for this edition, we cannot provide the meetings' results. As a reminder, there are two parts to these proposals: A bypass from the 6 lane section of 2222 to Ribelin Ranch and various other improvements to 620, such as a new light at 620 and Steiner Ranch, at approximately the same time. This would greatly clean up the intersection problems at 620 and 2222. The total cost was originally estimated at 18 million and the studies and approvals were expected to be completed so construction could begin as early as 2018. Whether these timelines and costs can hold remain to be seen since delays in discussions and new ideas might interfere. All in all though, most of us certainly agree that these are needed improvements to our area traffic situation. Stay tuned for future updates.



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Milestone Zoning Hearing - Postponed Until Feb 21st

By Ted Gaunt, River Place

The zoning hearing for Milestone, a new home-building project, was to be this Tuesday, January the 17th, but it is postponed; the next target date being February 21st. (Subject to commission approval.) It has been more than 1.5 years since Milestone filed their zoning request to add 110 homes near the entrance of River Place (at the end of Milky Way Drive.) This postponement will mean that it has been rescheduled nine times.

The latest from Milestone indicates that they want to build 82 homes (adding roads as well) to fit into about 35 acres of buildable land. However, existing zoning along Milky Way only supports a much lower density of perhaps about 30 homes. City zoning staff has looked at this and recommended that present zoning regulations should prevail, for the most part, and has identified 30,000 sq ft minimum lot size as being supportive of zoning regulations. Under these recommendations, Milestone might build only about 45-50 homes.

River Place has been very well designed but we do have some flaws; there are only two possible exits by car; the front entrance is undersized and we pay that price as we come and go, depending on the time of day. The back route through Westminster is not a convenient route for most. Even at 82 homes, Milestone would be adding 7% or more traffic to our area.

River Place is completely surrounded by preserve lands so we have to be very serious about planning for fire safety and implications of a wild fire. Our current peak exit times would look tame compared to projected traffic during an emergency. Consequently, we have to manage our traffic growth carefully - as well as continue to look for ways to fund improvements to the entrance for greater mobility and safety.

Elementary children are also central to how this project impacts our neighborhood. Extra traffic will be through Milky Way to River Place Blvd which intersects where most of the elementary kids are walking and riding to and from school. This involves two sloping roads, limited visibility when leaving Milky Way, very limited turning onto Milky Way (causing back-ups and accidents), no turn lane, etc. I'm worried about the increased risk to the many children that get to and from school by themselves.

Keeping Milestone project to a lower, more reasonable density will help mitigate the impact to all. Allowing the maximum number of homes will only exacerbate the above issues and disrupt the existing balance that we have.

Our HOA is working very closely with neighborhood reps to meet with city zoning, Milestone, zoning commissioners, and city council members ... to help promote a neighborhood friendly outcome with Milestone. Thanks go to the 969 people who signed the petition last year on change.org to the city zoning and council.

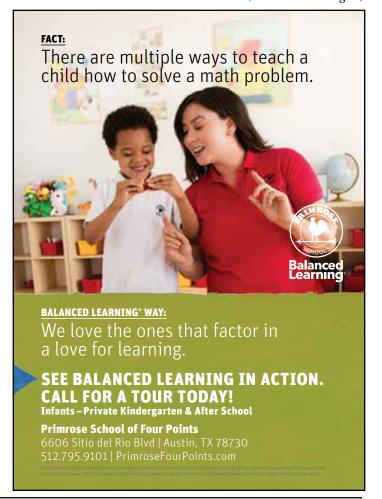
I will provide new information as soon as the public hearing date is settled.

HOA Approval Required Before Beginning Property Improvements The Architectural Compliance Committee (ACC)

The River Place Homeowner's Association (HOA) wishes to once against remind our residents that exterior projects require ACC approval before any construction or digging begins. The ACC is an HOA committee responsible for reviewing and approving River Place homeowners' exterior projects and improvements. There are Development Guidelines with emphasis on quality of material, design, and construction in order to promote well crafted diversity in design while assuring the architectural integrity of the River Place community as a whole. Projects needing approval include swimming pools, exterior decks, roofs and additions, deck covers, fences, storage buildings, playgrounds, basketball goals, solar panels, exterior painting and staining, walkways and landscaping.

The goal is to keep River Place home modifications and improvements compatible with the residential development, in accordance with HOA Covenants, Conditions and Restrictions (CC&Rs) and, in the process, hopefully avoid neighbors' complaints

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and conflicts brought about by perceived infringements. In fact, on occasion, a given project may require signed approval forms from nearby neighbors. There is no cost. The submittal form can be found at:

http://www.riverplacehoa.org/wp-content/...

Processing and review normally occurs quickly, within a week or two but can take up to 30 days if there are issues with incomplete submissions or hard-to-get requested information. It is important to provide all requested information in legible format. When needed, the committee may request additional information for clarification purposes. Projects that are initially declined may be resubmitted with corrected documentation. While it may sound a bit complicated here, the procedure is usually smooth and timely if the proper information is submitted. Delays are rare.

The ACC is dedicated to facilitating the approval process within HOA guidelines while assisting the homeowners in preserving artistic vision. Through working together we can certainly make this happen.



Local Jazz Guitarist Charles Couch and Band to Play at Viper Nation Gala

By Courtney Johnson, VNEF Executive Director

Many Steiner residents know Charles Couch as a neighbor, dad, popular guitar teacher and Steiner Ranch Elementary Watch Dog. But very soon Couch is going to be more widely known for the gifted guitarist that he is, when he and his funk soul jazz trio, "Time Out," play at the March 4th Viper Nation Gala, at J.W. Marriott.

Couch got his start in serious music training at Berklee School of Music in Boston. After college he lived in New York City, where he played all-night sessions and pick-ups with some of the most gifted musicians he has ever known. But ten years ago, he and his wife decided it was time to move south to start a family. He recalls his first day in their new home, sitting on the Polvo's patio on South 1st street enjoying a beer in the sunshine. "It was the right choice – and it was snowing back in Manhattan!"

As he began to meet the Austin jazz community, he found time to play at The Elephant Room, Central Market North and Lost Pines. "The jazz community here is very supportive. It's easy to work with one another. If you are good, you don't have to rehearse before a gig because there is a standard repertoire. From there, the tunes are improvised and the songs are just vehicles for the players to jam."

Charles has played with a number of musicians in Austin including Buddy Miles, drummer for the late Jimi Hendrix. But since meeting Leon Roberts and Andy Beaudoin and forming "Time Out," the trio has played steadily and their popularity is growing. Andy is percussion and received his Masters from the New England Conservatory. Leon strictly plays on a Hammond B3 organ, a unique sound to many people these days.

Charles enjoys seeing the reaction from the crowd. "I love letting people hear this [music] because it's just not mainstream anymore." He elaborates with a twinkle in his eye, "[At clubs] kids come in and you can tell they are thinking, 'okay, I'm moving. It sounds good. Maybe I'll stay."

I was sold the night I checked them out for the gala. Their music was infectious, fun, and danceable but at the same time, people were enjoying easy conversation with one another. Up on stage, Charles, Leon and Andy were clearly having fun jamming out together. It's the perfect music for a community of friends at the Viper Nation Gala.

For information about tickets and sponsorships for the Viper Nation Gala, go to http://ViperNationEF.org/viper-nationgala-2017/.

Tennis Tip of the Month:

WHEN TO CHANGE DIRECTION IN A TENNIS RALLY

One of the first tennis tips given to intermediate players is to keep the ball cross court during a rally. You are less likely to make an error because you are hitting over the lower part of the net and into a larger area of the court. The question becomes, "When is it a good time to change direction and hit down the line?"

Tennis Tip: When in a cross court rally, the best time to change direction is when your opponent hits you a shorter ball. Waiting for this opportunity may require patience; it might take 4 or 5 shots before you get your opening. When you get the shorter ball you are looking for though, it's important to pick a safe target. Instead of trying to paint the sideline, try to apply topspin and aim a foot to two feet inside the lines. This will allow for a greater margin of error, keeping the ball in play. You may not hit a clean winner but you

might just put your opponent in a defensive position, forcing him or her to hit on the run and possibly giving you the opportunity to move forward for an easy volley. But patience is the key.

So next time out, try keeping the ball in play crosscourt until that mid-court shorter ball comes, giving you the chance to nail it up the line. You can practice this play on your own by simply dropping the ball at different spots in the mid-court, hitting up the line and sometimes moving forward toward the net. This is certain to make you a more aggressive and complete player! If you have any questions about any of the above, feel free to send me an email.

Ed, River Place Tennis, edny20@yahoo.com

"Tennis is an addiction that once it has truly hooked a man will not let him go." -Russell Lynes

GARDENING TIPS FOR FEBRUARY

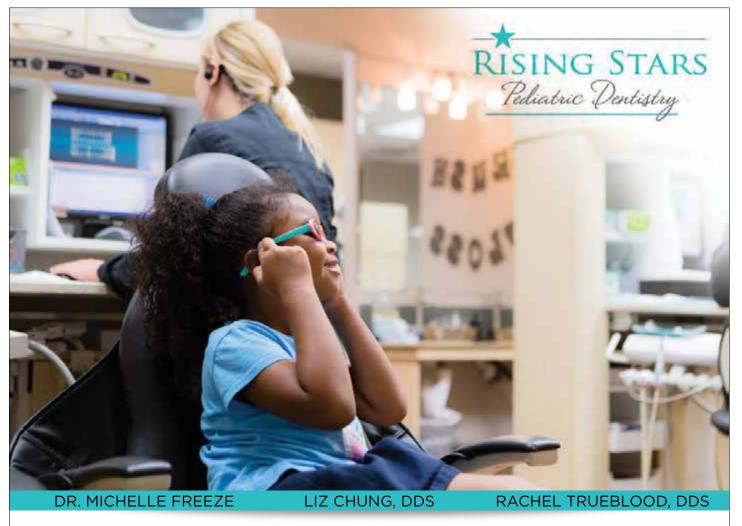
February is the slowest month for gardening chores, however; there are still a few that need to be accomplished this month pre-emergence herbicides need to be applied during the first two weeks of the month. You may also want to give your lawn an early boost by applying a fertilizer with a 15-5-10 formulation. All pruning on roses need to be done by the 15th of the month and any major pruning of trees and

shrubs need to be done at this time also. If you start seeds indoors, many of them need to be started during this month. This will allow the seedlings to have reached a proper size to be transplanted in March. I would like to continue to discuss insecticides that are commonly used by

household users. Malathion: This insecticide is an old favorite and kills a broad spectrum of insects. Malathion is in the organophosphate family of chemicals and works by preventing the nervous system from working properly, leading to death. Malathion breaks down to half the original amount in soil (half-life) in about 17 days. Carbaryl or Sevin: This has been a popular insecticide for many years. It is listed



for home use, but heavily used in the agricultural and forestry industry. Carbaryl works when an insect eats or touches the insecticide by over stimulating their nervous system leading to death. Carbaryl breaks down in sunlight anywhere from 2 to 17 days.



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INGREDIENTS

3 - 4 Chicken Breasts

1 can Cream of Mushroom soup

1 can Cream of Celery soup

1 can Cream of Chicken soup

1 can of green salsa

116-oz can of chili (without beans)

1 small can of green chilies

4-6 nine-inch flour (or corn) tortilla, cut to strips

1½ cups grated American, Cheddar, & Gouda cheeses

DIRECTIONS

Boil chicken breasts in boiling water for 25-30 minutes, or until done; let cool. Tear chicken off the bones (unless boneless) into strips, or bite-size pieces. Place into crock pot. Add all other ingredients until blended. Place crock pot on low for 1 hour to heat thoroughly.





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52 bags/pallet: \$240/pallet online - \$230/Pallet cash/check

- All prices include sales tax
- We accept cash and checks Prices listed here are discounted for cash/check
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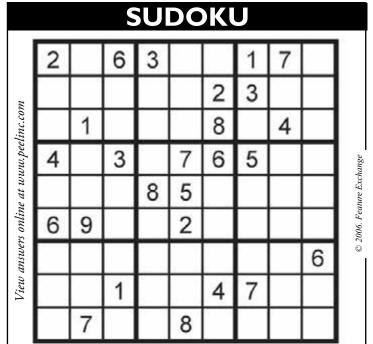
If you have any questions, please contact mulch@vhsband.com

Thank you for your support of the Vandegrift Band and Vision Dance Company program. Please tell your friends about our fundraiser!

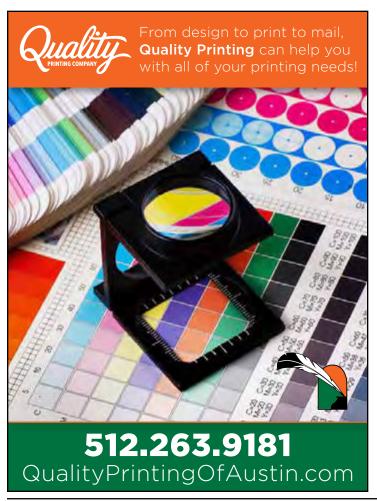
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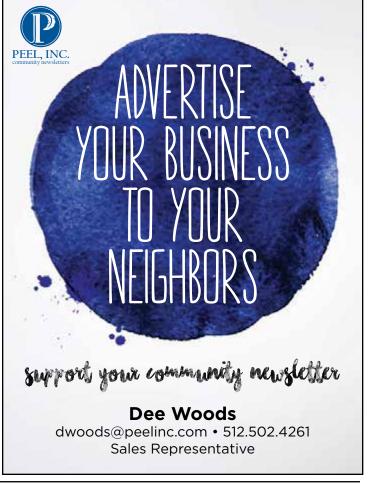
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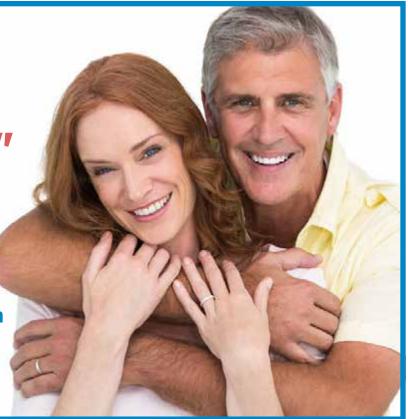




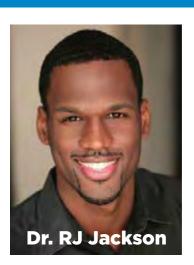
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