



APRIL 2017 VOLUME 10, ISSUE 4

A Newsletter for the Residents of Legend Oaks II

## January HOA Board Meeting Minutes

*January 24, 2017, 7:00pm*

*Location: Austin Pizza Garden (Balcony)*

**I. Roll Call** - 7:05pm CST meeting called to order, discussed the last minute notice due to holidays and wanted to meet to discuss items and set next quarterly meeting date and notification will be sent to home owners 30 days prior to the next meeting.

A. Directors – Duane Pietsch, Nikki Tate, Maria Bergen

B. Members – Sign in completed

### **II. Committee Updates** 7:10 – 7:30

A. Pool – Abigail Norman who heads the pool committee was not available for the meeting, Nikki Tate gave the pool update. Pool closed for season and will re-open around middle of April depending on the weather.

1a. Question from a resident about private swim lessons at the pool. Since the current pool company (Austin Pool Pros) does not offer lessons, the private lessons require insurance held by the instructor to take the liability off the HOA. Private lessons must have own insurance for lessons to occur at the pool.

2a. Pool intersection - Abigail emailed Ellen Troxclair about concerns of turn lanes and accidents. Turn lanes have been added and will hopefully create a safer intersection.

B. Landscape – Several people contacted the HOA about landscape committee. In the last meeting we committed to getting some bids for improving landscaping at corner of Convict Hill and Escarpment Dr. and potentially the sign at corner of Oliver Loving needs some updated plant maintenance and bids and wash out of gravel on sign areas. Prior phase plan of landscaping upgrades that was designed for the community in the past will be reviewed and we can assess the budget and funding and how much the updates will potentially cost and have the landscape committee review.

C. Architectural Control – 3-4 ARC requests in last few months for roof and house colors. The process of approvals for changes to the outside of homes in the community was discussed, the approvals

have not been coming through to the ARC community. We are working to have this fixed so there is not a delay in the voting on the applications. ARC approvals are required for changes to the outside of the property (fencing, landscape, building and colors of the home). The approvals are on a 21 day timeline. If additional information is required we can also meet on the property with the home owner to discuss the large changes if more information is needed.

*(Continued on Page 2)*

## April Editorial

*Janet Rourke*

The LOA2 Annual Easter Egg Hunt will be held on April 8th in the pool park. The Hunt begins at 10 am. If rained out, the Hunt will be held on April. 15th.

John Yarber reports that there was an amazing number of volunteers who helped clean up the Convict Hill/ Jim Turney Park! A little rain did not stop the volunteers! John encourages everyone to check out the park. There are lots of birds singing and you might see an occasional red fox!

This month's newsletter includes articles on.

Do you have a concern or helpful advice that would be of interest to neighbors? If so, please consider writing an article for the newsletter. The newsletter is submitted to Peel a month in advance, so if you are sending information about an upcoming event, it needs to occur at least two months in the future. Send any articles to Janet Rourke (janetrourke@sbcglobal.net) by the 10th of the month. Thanks for your help!

"Be who you are and say what you feel, because those who mind don't matter and those who matter don't mind." ~ Dr.Seuss (Contributed by Manjula Lannan)

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## NEWSLETTER INFO

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### NEWSLETTER

Articles .....legendoaks@peelinc.com

### PUBLISHER

Peel, Inc.....www.PEELinc.com, 512-263-9181

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*If anyone would like to join a committee, they can contact*

*[Legendoaks2.nikkiatate@gmail.com](mailto:Legendoaks2.nikkiatate@gmail.com)*

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D. Social – Wonderful Christmas gathering and a new Santa with petting zoo, train, cookie decorating, and other great activities and a big thanks Aimee Lantzy. Noted that a few plugs at the pool house were not working and Jim to have these checked at the next check of the pool.

Easter event at the park by the pool again this year with the pre-filled eggs (2000 eggs for the kids), date to be determined with a rain out day as well. Easter falls on the 16th April and the event will be held prior to the event. Set –up will be completed by the volunteers who agree to assist. Maria Bergen to host a bake sale at the Easter egg hunt and the proceeds will go toward updated picnic/play area items.

Potential to do National Night out if the neighborhood is interested. Potential for food truck trailer night, and potential for polar plunge again this year at the pool. Life guard for the ½ hour event would be about \$25.

National Night out in Texas is potentially held in October and having something in our neighborhood and potential to contact the gentleman who holds the bands in his yard and has posted on the community board.

E. Newsletter/Communications - Janet Rourke, still completing the newsletter and it's a free publication. If homeowners have an interest in submitting an article, they can email Janet and she will put in the newsletter. The information sent to Janet for the Newsletter will need to be sent a month prior to being printed.

### III. Finance 7:30 – 7:50

Packets reviewed and the main points discussed:

General balance end of 2016- \$ 196,279.77 with \$9,096.81 in delinquencies. Income statement versus budget:

Approximately 6,900 under due to assessments and early payment by homeowners.

Main expenses in 2016- Wall bank note paid off to \$0 balance and saved 50k in interest costs, Pool re-plastered.

Slightly over budget in maintenance this past year due to ball moss removal, dead tree removal, irrigation repair, financials in good standing and dropped monthly fee by 15% for 2017.

1. Receivables (Dues, etc) - Discussed irrigation fix issues and currently zone breakout of breakage of irrigation is clarified. \$1800 claim currently against Google for break in line submitted for the community by Goodwin Management.

2. 2017 Budget - Ending balance sheet of 225-230k at end of 2017. In good standing and paid note down 3 years early. Discussed looking at numbers and determining what we need to do and then build the budget around the areas that need priority. Pool changing of company and one full season with Austin Pool Pros, within a 1k savings and cleaner pool and pool area has been noted. Side by side comparison to be reviewed with prior company and the new company numbers. Savings on chemical costs for the pool as well and regular cleaning of once per week in off season.

3. Resident asked about the budget and reserve fund and the reserve study was discussed. If we will move forward with the reserve study to set financial plan for the coming years of what items will require

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update. What percentage of annual budget will need to be kept for reserve, the bare minimum would be 3 months reserve of bills in the fund and that would be increased if known risks are present. We are currently in line with other HOAs and reserves.

**IV. Follow up from Annual Meetings 7:55 – 8:15** – Greater Texas planted the 5 free trees Abigail was able to get and they were planted in the median area on Escarpment close to Oliver Loving Trail.

A. Greater Texas – Do we need to review their contract? We have a 30 day notice if we decide to change, in 2016 there was a slight increase and the total is \$5,724. Currently the price is in line with the other vendors and we will remain with them. The issues with the trees needing maintenance was discussed but currently with Greater Texas, if work needs to be completed we will get a bid and competing bids to see which is more cost effective.

B. Update on the stone wall – where is it located – are we sure it is outside of HOA control? We are unsure what this was in specific relation to, except the fences behind the HO's property and not on the current HO property line so no further issues.

C. Have the broken mailboxes been fixed? No further issues noted to date since last fall.

D. Update on the lighting concerns at the pool. - Discussion about early morning swimmer (5am) not able to see well and not sure if

the additional flood lights can be turned on, Jim from Goodwin to change timer of lights and checking to see if the lights work and adjust the time to 5am for turn on in pool season.

E. 4 out of 5 pool lights working and one was out due to flooded junction and is being fixed.

## **V. New Business 8:15-8:30**

Resident questioned- who is responsible for the wall/fencing and drainage ditch off the La Concha Pass that backs up to the church?

Back behind fence the drainage area is overgrown and trash is present in the area. Jim to check to see if the drainage basin is a city easement, the church easement or a home owner easement. Per homeowner the ditch is not part of the church property. Retention pond is owned by the city and Goodwin to establish if the city is responsible for cleaning the drainage area.

Home owner noted the buffer fence put up by the developer on La Concha Cove at the end of the street (cul-de-sac area) and the fence is beginning to fall. The church stated it is not their fence. Property owners who have the fence in their yard may be responsible. Jim from Goodwin to assess this via calling the city and get back to us.

Boundary to be clarified since once developer placed fence and property was turned to HOA, to be assessed who is responsible for this area. Jim to clarify the city records and report back to the board. Jim to reach out to both homeowners to see if we can see the survey

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## Nine Ways to Boost Self-Esteem

By: Julie Burke, LPC-I

Supervised by Susan Gonzales, LPC-S

It's important to acknowledge that almost everyone has (or will) experience self-doubt and/or question their abilities at some point in time in their lives. When someone has a low self-esteem, whether they realize it or not, they have the belief that they are not good enough in various facets of their lives.

Whether you are someone struggling with low self-esteem and you're wanting to raise it and feel more self-love and worth, or you are someone who has a positive self-worth and wants to maintain it, the following suggestions are just a few, easy things to do to help boost self-esteem.

1. **Positive Self-Talk:** The way you think about yourself has a HUGE influence on your self-esteem. When was the last time you acknowledged your strengths?
2. **Don't Compare Yourself to Others:** Comparing yourself to others is something that is all too easy to do, but so hurtful to your self-esteem. Focus on your strengths. What are YOU good at?
3. **Exercise:** Exercise can help improve your mood. Find something that works for you and find a way to fit it into your routine.
4. **Don't Strive for Perfection:** This also doesn't mean slack off either...but keep in mind that perfection is not a realistic standard to live up to. Nobody is perfect, after all.
5. **Don't Beat Yourself Up When You Make a Mistake:** Everybody makes mistakes...and keep in mind that mistakes are wonderful opportunities to learn.
6. **Do Things That You Enjoy:** If you're able to find activities and do things that you enjoy, you're more likely to think positively. Find something to do every day for yourself that you enjoy—self-care is a must!
7. **Celebrate The Small Stuff:** This can be especially difficult for people to do, but only because people often have unrealistic expectation for themselves. Find little things in your day and find time to celebrate them.
8. **Surround Yourself With Supportive People:** Do your best to avoid spending time with people who trigger your negative thinking. Surround yourself with people who will help you celebrate you and will make you feel good about yourself.
9. **Be Helpful & Considerate:** Often times, helping others makes us feel good about ourselves. Have you ever done a random act of kindness? It just might help.

For more information, please visit [www.austinfamilycounseling.com/self-esteem](http://www.austinfamilycounseling.com/self-esteem)

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and clarify the fence lines and property lines. Fence is currently separating the church and end of the street and a small stone wall will be the only separator if the fence falls down.

Dedicated Instruments- General guidelines of landscape were last updated in 2012 and it was discussed if we should review and update the governing documents potentially including rain water collection, etc.

Legislative session goes through May of 2017 so it may be best to wait till the outcome of the legislative session to clarify if any additional changes are required prior to the update of the policies which will need to be re-filed with the county. Prior board had some stricter requirements of 50% green grass and changes on the rain barrel collection and size, etc.

Discussion of the playground and possibly updates and budgeting costs for the future and how much this will cost versus the current budget. Potentially keep dues at same rate to save the money for this project over the next several years without increasing dues. Potential update of sand volleyball quart and currently open space for use. If updated we could allocate funds from this area rental to new park equipment.

Quarterly meeting will be on the books within the next 30 days to allow residents to plan to attend the next meeting with more notice.

**VI.Adjournment of meeting at 8:25pm CST.**



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## Welcome New Neighbors!

According to the Legend Oaks 2 Homeowners Association, no new neighbors moved into the neighborhood in February.

Everything you need to know about the Homeowners Association can be found at <http://hoasites.goodwintx.com/loh/Home.aspx> - bylaws, how to get a pool pass, meeting minutes, payment instructions for HOA dues, architectural change forms, ...

Want to know what is going on right now in the neighborhood? Subscribe to:

Legend Oaks 2 Digest – Email [legendoaksneighbors-subscribe@yahoogroups.com](mailto:legendoaksneighbors-subscribe@yahoogroups.com). In order for your request to be approved, you need to include your street address.

Nextdoor Legend Oaks 2 – Go to [www.nextdoor.com](http://www.nextdoor.com) and enter your address. You will automatically be subscribed to Legend Oaks 2.

**Welcome**  
*to the  
neighborhood*

## Welcoming Spring into Your Home

*By Rita Droege Lopez*

Spring is here! It is time to start thinking about opening your windows and brightening your home. Not sure where to start? Here are 3 easy steps:

### 1. Update your walls

Color trends change every year. From light and bright colors to dark and daring, colors don't go out of style. It's just the pairings of different colors that come and go. New color combinations may be just what your walls need for a fresh new look, especially if you've had the same color palette in your home for a long time. The top 5 colors I recommend are:

1. Agreeable Gray-Sherwin Williams 7029
2. Intellectual Gray-Sherwin Williams 7045
3. White Flour-Sherwin Williams 7102
4. Ancient Marble-Sherwin Williams 6162
5. Sea Serpent-Sherwin Williams 7615

### 2. Accessorize

Have your throws & pillows seen better days? It might be time to bring in some new pieces for a fresh and updated feel to your home. You can transform the entire look of a room by changing out some basic design items, such as lighting, pillows, throws, and artwork.

*(Continued on Page 10)*

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Assassin and ambush bugs have 3 segmented piercing-sucking mouthparts. These bugs come in a variety of colors with assassin bugs usually being darker in color than ambush bugs. Assassin bugs also have a more elongated head compared to ambush bugs. Ambush bugs have thickened front legs used to capture and hold prey. Immatures, or nymphs, look similar to the adults but do not have fully developed wings. Eggs are usually deposited in masses and are cylindrical in shape.

While most assassin bugs are beneficial, the kissing bug or cone-nose bug is considered a pest. Kissing bugs feed on blood of mammals, including humans.

For assassin bugs that are feeding on insects, control is not required. For more information on kissing bugs see this site <https://kissingbug.tamu.edu/>

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](http://www.urban-ipm.blogspot.com)

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# LEGEND OAKS

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3. Spring clean your home. It is a lot of work, but you will be so glad you did when the weather draws you outside. Pull off your screens and wash the winter grime off your windows, then work on cleaning things like the ceiling fans and fireplaces. Once your cleaning is complete, gather mason jars from your cabinet and pick up fresh flowers on your next visit to the grocery store. Arrange them together in groupings throughout your home for a finished and fresh look. Spring is here...

Rita Droege Lopez is a business owner and creative designer. For more home design and/or organization tips, please contact [rita@tarragonadesigns.com](mailto:rita@tarragonadesigns.com)

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