

VOLUME 2

ISSUE 5

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!

Bee Cave Police Chief Wants Ladera Residents to be Safe

The HOA recently received a letter from the Bee Cave Police Department regarding some tips on how to keep pedestrians and children safe in and around Ladera.

Ladera has heavy traffic on Tordera Drive and Ladera Boulevard going down to Target. The Bee Cave police have had a major presence in our neighborhood to try to monitor speed limits. However, there has been a new concern by residents and the Bee Cave police and it concerns foot traffic and children playing in the streets throughout Ladera.

There have been some "close calls" recently when residents do not use the sidewalks and decide to walk in the street. Not all cars coming through Ladera live in our community. These cars are generally cutting through our neighborhood and tend to speed. It is especially hazardous on Ladera Boulevard because of the curves in the road. Please use sidewalks! Do not walk in the street. If sidewalks are not available, stay on the grass and out of the street. Always walk on the side of the road facing towards the oncoming traffic!

In addition, children playing in the street and/or using motorized children's vehicles, present a safety hazard and potential disaster. Please explain to your children the importance of using the sidewalks and their own driveway to play.



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

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Advertising.....	advertising@peelinc.com

\$100 Assessment Included in July HOA Dues Bill

As we have communicated recently, the Ladera HOA Board will assess each home \$100 to fund the reserve cash needed in the event of unexpected repairs to the common areas (pond issues, irrigation, etc.). This assessment will be included in your July HOA dues bill and will be due on August 31, 2017. You may pay your assessment anytime between now and August 31, 2017 to avoid a late charge.

Please Pay Dues On Time

Please pay your dues on time! The HOA is operating on a very tight budget and would like to keep the current quarterly dues at \$137.50. However, there is an average of \$6,000.00 per month in late or unpaid dues creating a shortfall of revenue needed to pay budgeted expenses. When a resident is late, notices must be sent creating added expenses. If this continues, the HOA Board will have to raise dues.

Dues must be paid by the first day of the quarter and are late if not received by the 15th. So, again, pay your dues on time.

Thank you to all residents who already and have consistently paid their dues on time!



Partners in Hope Lake Travis

Partners in Hope facilitates serving opportunities for businesses, churches and individuals in the Lake Travis community. We match one person's gifts and talents with another person's needs and equip volunteers to serve through the lens of ministry. PIH depends on local financial support.

Contact Matt Peacock at:
mattbp61@gmail.com to get involved.



Visit us at www.partnersinhopelaketexas.org

Approved Grasses for Ladera Yards

Many residents have expressed an interest in replacing the Bermuda grass which was installed by the builder. In addition to the already approved use of Zoysia, the Board recently approved the use of St. Augustine if the homeowner installs a barrier on both lot lines to help prevent the spreading of this type of grass into a neighbor's yard.

The key to a healthy lawn is to weed, feed and choose appropriate grass type for our climate and your individual yard's hours of sunlight.

Fireworks Prohibited in Ladera

A reminder that fireworks of any kind are strictly prohibited at all times in Ladera. The police have been called to Ladera in the last several months as some unsupervised grade school children were shooting off fireworks here. If sparks from the fireworks fall in the dry grasses in or around the common areas, or on a roof, we could have a major fire. Also, fireworks are one of the leading causes of major injuries and visits to the emergency room. Please educate your children about the dangers and the rules regarding fireworks.

Solicitors

Bee Cave requires solicitors who go door-to-door to have a permit. If anyone comes to your door to sell something, they must provide the permit. If they do not have one, they should not be on the property. If a suspicious person comes to your door, you can always call the Bee Cave Police Department at 512-314-7590.

Articles for Newsletter

Submit articles to Andrea Willott at satalamo@yahoo.com by the 10th of the month for publishing the following month.

LADERA LADIES HAPPY HOUR

The ladies from Ladera are invited to happy hour from 5pm-7pm the first Wednesday of each month at the rooftop bar at the Sonesta Hotel. This is a great way to meet new people and catch up on what is happening in and around the neighborhood.

If you have questions, please contact Charlotte Parker at charlotte.parker@gmail.com.



Clothing for Men, Women and Kids
Tuxedo Rentals – Onsite Tailor

**12701 Hill Country Blvd.,
Bee Cave, Texas 78738**
(Next to Barnes & Nobles in the Hill Country Galleria)
512.243.8808

**2901 S Capital of Texas HWY
Austin, TX 78746**
(Located next to Nordstrom's)
512.906.0977

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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, Hickey Freeman, Under Armour, Lauren James, Hugo Boss, Jude Connally, Jadelynn Brooke, Madison Creek, Bronte, Dylan

Language Option for Ladera HOA Website

If English is not your first language and you would like to read the Ladera HOA Website you can change the website to your desired language. After you have logged in, directly below the picture of the house, there is a drop down menu for language selection.



WAYS TO CONTACT LADERA'S HOA MANAGEMENT COMPANY - FIRSTSERVICE RESIDENTIAL

Main phone number: 512-266-6771

Ladera's Community Manager:
stuart.jones@fsresidential.com

General Information:
infoaustin@fsresidential.com

Architectural Questions:
architectural.austin@fsresidential.com

Assessment/Dues Questions
araustin@fsresidential.com

The offices are located at 7 Lakeway Centre Court,
Suite 102, Austin, Texas 78734
Mailing address: P.O. Box 342585, Austin, Texas 78734
For After Hour Emergencies, please call 512.266-6771 x 7
For Builder Questions or Warranty Information, please
contact Taylor Morrison directly



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



MOSQUITO REPELLENTS

As mosquito season is ramping up, everyone is (hopefully) aware of possible disease transmission by mosquitoes. It is important that you protect yourself when spending time outside.

Activity times for mosquitoes can vary. Most people are familiar with the four D's- DRAIN (standing water), DEET (wear some repellent), DUSK & DAWN (stay indoors during dusk and dawn to avoid peak populations) and DRESS (wear long sleeves and long pants). While this is still good advice, it may be a good idea to spread the dress and repellent advice for anytime you spend time outdoors.

When outside, wear long pants and a long sleeved shirt in light colors to reduce the number of mosquitoes that can reach your skin. Repellent should only be applied to clothing and exposed skin. Do not apply repellent underneath clothing! If you want to apply repellent to your face, spray your hands with repellent and rub it onto your face. Do not spray repellent directly into your face or near eyes or mouth. Make sure to apply repellent outdoors. Do not allow children to handle repellents. Wash hands before eating, smoking or using the restroom.

The Center for Disease Control (CDC) recommends using a product registered with the EPA (Environmental Protection Agency) containing one of the following active ingredients: DEET, picaridin, IR3535 and some of the products containing oil of lemon eucalyptus.

DEET, also known N,N-diethyl-m-toluamide or N,N-dimethylbenzamide, was developed by the U.S. Army in 1946 to protect soldiers in insect-infested areas. Pesticides containing DEET have been used by the general public since 1957. Products containing DEET should not be used on children younger than 2 months of age (read the label and check with your pediatrician if you have questions). DEET has a slight odor and may have a greasy feel to some people. It may damage plastic, rubber, vinyl or synthetic fabrics. DEET may be irritating to the eyes and skin for some people. DEET comes in a wide variety of concentrations, so choose the one that will work best for your situation.

Picaridin was first made in the 1980's and resembles a natural compound called piperine (which is found in plants used to produce black pepper). Picaridin has been used in Europe and Australia for many years, but has only been in the U.S. since 2005. Picaridin is non-greasy and is odorless.

IR-3535, or 3-[N-Butyl-N- acetyl]-aminopropionic acid, ethyl ester, was developed in the mid- 1970's and became registered for use in the U.S. in 1999. It is registered as a biopesticide by the EPA because it is functionally identical to a naturally occurring substance (an amino-acid). It may dissolve or damage plastics and may be irritating to the eyes.

Oil of lemon eucalyptus (OLE) or PMD (para-menthane-3,8-diol)

are essentially the same thing; PMD is the synthesized (lab created) version of oil of lemon eucalyptus. "Pure" or "essential" oil of lemon eucalyptus is not labeled as a repellent and has not undergone testing and should not be used as a repellent product. OLE/PMD has been on the market in the U.S. since 2002. OLE/PMD should not be used on children younger than 3 years of age. The natural product (OLE) has known allergens within it while the synthetic version (PMD) has less of a risk to allergens. This product is classified as a biopesticide. OLE/PMD has a varying range of residual, some offering about 20 minutes of protection while other products may last up to two hours.

Many factors play into how long a repellent will last for a person.

Some of these are:

- The concentration (or percent of active ingredient) of the product. You can find the percentage on the product label.
- Person's attractiveness. Some people are more attractive to mosquitoes than others (and no scientific research has proven that it is because of eating garlic, taking vitamin B, using tobacco products, etc.). A person's genetic code plays a large part on what makes a person so attractive to mosquitoes.
- Frequency and uniformity of application. In other words, how often is the repellent applied and how good of coverage did you get?
- Activity level of the person. The more active the person is, the more sweat they produce which can cause the repellent to wash off the surface of the skin.

As a word of caution, there are products that combine sunscreen and insect repellent. The CDC recommends that if you need sunscreen and repellent, that you choose two separate products. Sunscreen should be applied more often than repellents.

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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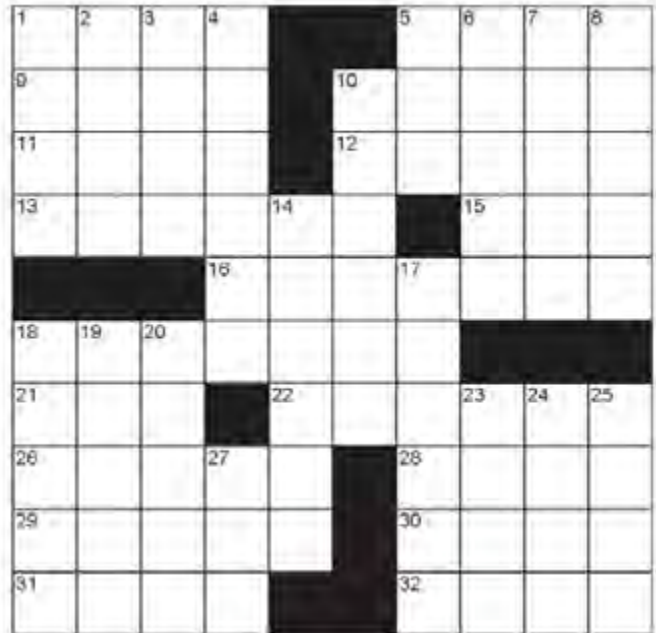
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CROSSWORD PUZZLE



ACROSS

1. Catch in nylons
5. Speed
9. Station
10. Scoop out
11. Healing plant
12. Colder
13. Geneve
15. Consume
16. Collective Israeli farm
18. Chewbacca's partner (2 wds.)
21. Card game
22. Legume
26. Coding system
28. Portend
29. Induct
30. Look
31. Loch __ monster
32. Opp. of yeses

DOWN

1. Male deer
2. Large African river
3. Long time
4. Mediterranean island dwellers
5. IBM Competitor
6. Adios
7. Sports shoe projection
8. Hz
10. Apt
14. Purplish color
17. Candy
18. Woman
19. Negative battery terminal
20. Averages
23. African nation
24. Bored
25. Dregs
27. Bro.'s sibling

View answers online at www.peelinc.com

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3705 Vinalopo Dr.
4 Bed, 3 Bath, 2,581 SF
\$489,900



3821 Tordera Dr.
3 Bed, 2 Bath, 2,029 SF
\$439,500



14409 Senia Bend
3 Bed, 2 Bath, 1,935 SF
\$420,000



Barton Creek Lakeside
26014 Masters Pkwy
3 Bed, 3 Bath, 2,899 SF
\$575,000



Barton Creek Lakeside
26201 Countryside Dr
1.1 Acre Deep Cove Waterfront Lot
\$299,000

**Ladera avg. sold/square ft.
Last 12 months**

House size	\$\$/SqFt
2,000-2,600 SqFt	\$194.58
2,800-3,500 SqFt	\$163.67
Over 3,601 SqFt	\$133.84

