

# 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](http://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](http://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!

## Water

Ladera water comes from the WTCPUA (West Travis County Public Utility Agency). If you are new to Ladera you might be surprised at how much we must pay for our water. However, please keep this in mind, if you lived in Sweetwater your property taxes would include a charge from Lazy Nine MUD No 1B (the water company servicing Sweetwater) of 1.01% of your appraised home value plus monthly water bills. For a home appraised at \$400,000 that is an additional \$4,040 per year on your tax bill. Many developments around Ladera, such as Sweetwater, have separate water suppliers and homeowners must subsidize them with added property taxes. Ladera does not pay any additional property taxes for our water.

Here is how your water bill is broken down each month:

|           |   |
|-----------|---|
| Base Fee: | Used to pay off the WTCPUA bond debt                              |
| Sewage:   | Calculated on your usage from December through February each year |
| Water:    | Actual water used per billing period                              |

As you will notice on your monthly bill, the bulk of the bill is going to the Base Fee and Sewage. If you see an unusual spike, then check your irrigation system to determine if you might have broken sprinkler heads, unnecessary areas of your lawn being watered, the timing of each zone, or a leak in the ground or faulty toilet. Sometimes during any type of power outage your irrigation system may need to be reset.

If you want more information directly from WTCPUA, contact them at [www.wtcgua.org](http://www.wtcgua.org).

## New NO SOLICITING Signs

No Soliciting signs were recently installed at the both entrances to Ladera.

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.

## Reminder - No Short-term Rentals Allowed in Ladera

Article 2 Section 2.2 of the Ladera CC&Rs states that "no lot may be used as an apartment house, flat, lodging house or hotel". This would include any AirBNB or Vacation Rental By Owner (VBRO).

Homes are allowed to be leased out for a minimum term of six (6) months per calendar year.

# 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            |
| Editor.....      | Andrea Willott          |
| Advertising..... | advertising@peelinc.com |

# Traffic & Speeding Committee

The inaugural meeting of the newly formed Traffic & Speeding Committee met during May. This three-person committee was formed to proactively address the changing needs of our community as Bee Cave continues to grow around Ladera.

With the upcoming grand opening of Hill Country Indoor Sports Center, and the possibility of the Backyard project beginning, it is imperative that we work as a community to protect our families, our property, and our neighborhood.

The committee is focused on reviewing best practices and experiences of other local and surrounding neighborhoods that have experienced similar growth and expansion.

In the coming weeks, we hope to present to the residents of Ladera an action plan containing our recommendations. We encourage our fellow residents to share their opinions and thoughts. Together we will best achieve the goals of our community and its future. Sign on to the Ladera website, [www.laderahoa.org](http://www.laderahoa.org), and click electronic forms to submit your suggestions or comments.



## 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](mailto:mattbp61@gmail.com) to get involved.



Visit us at [www.partnersinhopelaketraavis.org](http://www.partnersinhopelaketraavis.org)

## Fireworks Prohibited in Ladera

Fireworks of any kind are strictly prohibited at all times in Ladera by the City of Bee Cave.

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.

## \$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.

## Garbage and Recycling Bin Reminder

Please remember to keep garbage and recycling bins out of sight when not at the curb for pickup on Thursdays. As indicated in the Ladera HOA CC&Rs they must not be visible from the street, and if kept on the side of the house, be properly screened.

## Time to Change Your HVAC Filter

To avoid problems with your air conditioning/heating unit during these hot months, make sure you have a clean filter in your HVAC unit. Most units are located in your attic and filters can be purchased at Home Depot.

## 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](mailto:charlotte.parker@gmail.com).



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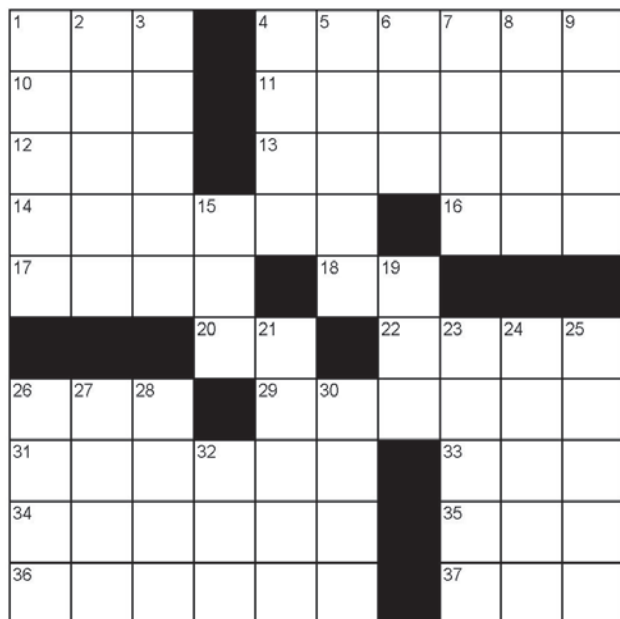
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## CROSSWORD PUZZLE



### ACROSS

1. Middle
4. Preoccupy
10. Is
11. Properly
12. Pat
13. Aviator
14. "Eagle" constellation
16. Most basic
17. Baseball glove
18. Road (abbr.)
20. Scale note
22. Object
26. Danish krone (abbr.)
29. Canyon
31. Wild beast
33. Digital audio tape
34. Movie "Total \_\_\_"withdraw
35. Genius
36. Handy
37. Type of partnership

### DOWN

1. Dame
2. Iranian's neighbor
3. First public appearance
4. Opaque gem
5. Thistle
6. Title of respect
7. Austin novel
8. Block
9. In \_\_\_ (together)
15. \_\_\_ A Small World...
19. Division (abbr.)
21. Toothbrush brand
23. Large wave
24. Found
25. Doled
26. Drat!
27. Joint
28. Costa \_\_\_
30. Unite
32. Mutilate

View answers online at [www.peelinc.com](http://www.peelinc.com)

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**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

## Lawns and Utility Boxes

The Ladera HOA board has asked its management company, First Services Residential, to monitor the up keep of lawns and utility boxes more closely in 2017. CCR'S state lawns must be maintained. This includes grass trimmed from sidewalks, removal of weeds along the curbs and around the utility boxes. With all the great rain, things are looking green and growing fast, so more frequent attention to your lawn might be needed. If you do not have time to do your own lawn there are many great lawn services available in the area. Find a nice lawn in the area and ask the homeowner who they have contracted. Let's keep Ladera a great looking neighborhood!



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## RETIRE BETTER

# AWAKEN THE INVESTOR WITHIN

WITH JOSH STIVERS

Odds are good that you know who Tony Robbins is. If you don't, he is famous for selling his self-help programs to millions through TV infomercials, and he successfully trains thousands of people who attend his events to walk on fire at the end of the first day.

So what in the world does a "self-help guru" know about investing?

The answer a few years ago was – not a lot. But when Tony wants to learn something, he doesn't do it in a small way.

Tony decided that he wanted to learn the secrets of investing like the Billionaires do. So he went out and interviewed them. What he learned went into a new book he is releasing called "Money – Master the Game".

For those of you who want the short version, here are four key points:

1. Don't lose money. Billionaire investors focus on not losing money over everything else.
2. Risk a little to make a lot. Look for the home run, but only do it with a small amount of your portfolio.
3. Anticipate and diversify. Educate yourself so you can be knowledgeable, and when the moment is there, strike! But

make sure you diversify as billionaire investors always assume that they will be wrong.

4. You are never done. Billionaires continue to learn and never stop. You should do the same.

If you ask me, I would say those are four great investment points to live by. I would also tell you that reading Tony's book is a good idea.

At Platinum Wealth Advisory, we have had the pleasure of partnering with the organization that supported Robbins on this current book project. As a result, we want to make the book available to our community. We will be providing a free copy of the book to anyone who would like to participate in our Retirement Investment Plan Consultation Process.

If you would like further information on this topic or to receive a copy of our report on retirement income planning, please send your requests to the email below. As always, we are here to answer your pressing questions and concerns regarding retirement investment planning.

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## TICK CONTROL IN THE YARD



This article covers what to do about ticks in your yard. I didn't want to make it too long, so I decided to just link to sources giving information on how to treat pets or yourself/ family.

Ticks are arachnids with two body regions, eight legs (except the first stage out of the egg has only six legs and is called a seed tick), and no antennae. Ticks come in a variety of sizes depending upon if they are nymphs or adult, male or female, engorged or not. Ticks require a blood meal before molting to the next stage of their development as well as adult females requiring a blood meal before laying eggs.

Since ticks can feed on multiple hosts during their lifetime, including humans and other animals, they are capable of transmitting disease organisms through their bite. For more information on diseases transmitted by ticks see this link:

<https://www.cdc.gov/ticks/diseases/index.html>

Ticks wait hosts by climbing up vertical surfaces such as vegetation, fences or shrubbery. When a host brushes past, ticks grab on and locate a suitable spot for feeding. To reduce ticks in your yard you

can try some or all of the following:

- Keep grass mowed
- Clear brush, weeds, or overgrown areas
- Discourage wildlife
- Remove debris from the yard
- Treat yard with insecticide making sure to go up surfaces as ticks will climb upwards to grab onto a passing host
- Treat pets

For information on how to deal with ticks on your pet(s) see this source: [https://www.cdc.gov/ticks/avoid/on\\_pets.html](https://www.cdc.gov/ticks/avoid/on_pets.html)

For how to avoid getting, properly inspecting for, or removing ticks from yourself or family members see this source:

[https://www.cdc.gov/ticks/avoid/on\\_people.html](https://www.cdc.gov/ticks/avoid/on_people.html)

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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4309 Tambre Bend  
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\$424,500



4100 Tordera Dr.  
3 Bed, 2 Bath, 2,045 SF  
\$439,900



4508 Tambre Bend  
4 Bed, 2 Bath, 2,413 SF  
\$449,900



4321 Tambre Bend  
4 Bed, 2.5 Bath, 2,700 SF  
\$2,960/Month

Thinking about selling your home? I would be glad to help. Give me a call for a comparative market analysis. I've lived in the Bee Cave area for 27 years and in Ladera since May 2015.

