

SENDERa

SENDERA HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

Message From The HOA President

Greetings, Sendera,

Thanks to the hard work by the volunteer Management Selection Committee over the past several weeks, the HOA is excited to report that we are in the final stretch of choosing a management company for Sendera. In addition, the board has formally notified Pioneer of our intent not to renew their contract for 2018. At the time of this newsletter's publication deadline, we are still in the interview process. Within the next few weeks we will be announcing the final decision. I'd like to thank the selection committee and the Board of Directors for their tireless support during this process.

During our interviews with property management companies, it has been made abundantly clear that HOA Board members

should not be participating on open social media forums such as Facebook and NextDoor etc. for a variety of reasons, but mainly because it can expose the HOA.

As board members, we have a responsibility to minimize any exposure to our HOA. As such, as we make final decisions on property management, we will be transitioning our communication away from Facebook and NextDoor and begin to utilize the communication portals that will be made available to us. Additionally, all inquiries will be directed to the new management team, whether they are regarding violations, fines, pool cards, lifeguards, etc. Thanks in advance for your support and understanding.

-Todd Moore, HOA President

Sendera Pool Update



June and July saw an ongoing battle to regulate the pool chemical levels into a safe zone. Responding to residents' concerns, Todd Moore and Duane Ghalliger from the HOA Board worked with Sendera's pool vendor, Safeguard Aquatics, to troubleshoot the issue.

The automatic chlorine system was shut off and the lifeguards performed manual PH and chlorine checks hourly. After a trial and error process, the pool chemical probes were deemed faulty and new probes were installed in early July. These probes should automatically sense a chemical imbalance and adjust levels accordingly.

Going forward in August the HOA Board hopes the problem is resolved to everyone's satisfaction and that the pool remains

safe and open for the last month of summer break.

In the event there are still issues with the pool, report it to Judy or Janice at Pioneer Management at 512-447-4496, or call the Safeguard Aquatic team. Their current schedule is 12-8 pm daily. The owner's numbers are:

Christina 512-585-1651

Brody 512-961-6651

Nikki (pool manager) 512-470-1796

Flotation Devices Nixed at Dive-In Movie

The final Dive-In movie will be the GREASE sing-along on August 12 at the pool. Per the new policy, the only flotation devices allowed on movie nights are arm floaties and inner-tube style. All others make it too difficult for the lifeguards to see people who may be having difficulties in or under the water. The board appreciates all residents' cooperation in this matter.

BOARD OF DIRECTORS

Todd Moore	President
atmoore44@att.net	512-417-7946
Patrick Pulido	Vice President
pulidopatrick54@gmail.com	512-632-4349
Angie Flores	Treasurer
tejana87@yahoo.com	512-496-7356
Duane Galligher	Secretary
duanegalligher@gmail.com	512 750-6862
Tom Franke	Director at Large
thefrankesr@att.net	512-623-0267

COMMITTEE CHAIRS

ARCHITECTURAL

Tom Franke	Co-chair
thefrankesr@att.net	512-623-0267
Ron Urias	Co-chair
rurias@farmersagent.com	512-923-1988

NEWSLETTER EDITOR

Alison Carpenter	senderanews@gmail.com
------------------------	-----------------------

POOL

Ron Urias	rurias@farmersagent.com
.....	512-923-1988

RECREATION

Suzann Vera	suzannchili@sbcglobal.net
.....	512-291-0714
Co-Chair, Misty McCleary	mgmccleary@gmail.com

WEBMASTER

Jeremy Demers	jdemers@smallworldlabs.com
.....	512-474-6400 x22

SECURITY

Ron Urias	rurias@farmersagent.com
.....	512-923-1988

HOA WEB SITE

Sendera HOA Web Site:

www.senderahoa.org

NEWSLETTER INFO

NEWSLETTER PUBLISHER

Peel, Inc.	512-263-9181
Article Submissions	www.peelinc.com
Advertising	advertising@PEELinc.com

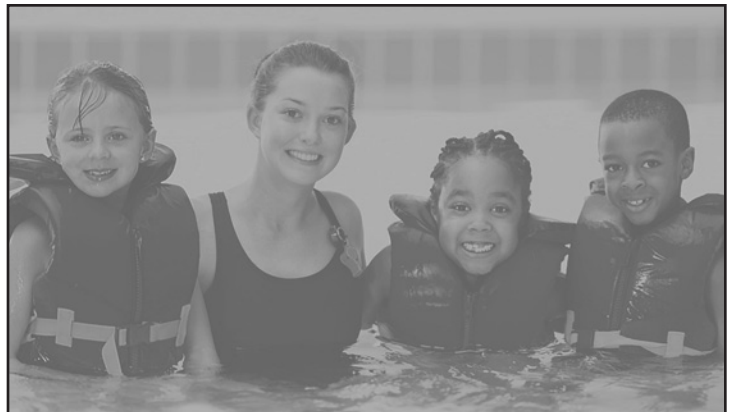
ASSOC. MANAGER

Judy Wilcox
Community Association Manager
Phone: 512-447-4496 x125
Cell: 512-300-8147
judy@pioneeraustin.com

Janice Sampson
Customer Service Specialist
Phone: 512-447-4496 x127
janice@pioneeraustin.com

Pioneer Real Estate Services
611 S. Congress Ave. Suite 510
Austin, TX 78704
Fax: 512-443-3757
www.PioneerAustin.com

View Account Activity
or Make A Payment (Login):
<https://senderahoa.nabrnetwork.com>



SUMMER'S STILL HERE... AND SO ARE SWIM LESSONS AT THE Y

Summer may be winding down, but families are still hitting the water to cool off. That's why it's never too late to learn how to swim. And the YMCA is here with classes available year-round to keep kids safe.

NOW ENROLLING!

• For ages 6 months & Up • Group & Private Lesson Options

Call 891-YMCA or visit AustinYMCA.org



FOR YOUTH DEVELOPMENT*
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

SOUTHWEST FAMILY YMCA
6219 Oakclaire Dr & Hwy 290

It's In There:

A look at the Declaration of Covenants, Conditions and Restrictions (DCCR) one bite at a time.

by Pamela Kurburski

As promised in the last installment, and incredibly timely because of the discussion on NextDoor, here are the restrictions for vehicles. Sections 3.13 and 3.14 of the DCCR cover this topic. The developers who established the contents of this document went to great lengths to ensure that our streets would mirror the open look of the homes they were building. Whether you agree with their concept or not, this is what the Board of Directors must use as a guide for the Association Manager. So, let's look at the content of these important sections.

Section 3.13 has the unfortunate title Unightly Articles: Vehicles. It then goes on to list these vehicles as trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles, and garden maintenance equipment (and anything else the Architectural Committee deems unsightly). These items must be kept in an enclosed structure or at least out of sight when not in use. I was surprised that motorcycles and scooters were included, but I learned about the garden equipment the hard way when I got cited for leaving my wheelbarrow on my driveway to dry after I cleaned it. Even realizing that all I needed to do was put the wheelbarrow in the back yard, I still felt quite miffed when I got that letter.

Another item that surprised me is that only two cars may be left in the driveway. Extra cars are only allowed for a period of 72 hours. This is the section that also says no cars may be parked overnight on the road. The Board of Directors has made rules that allow some variances from this restriction. Inoperable vehicles or cars that don't have a current license tag may not be left in driveways or on the street. Section 3.13 also talks about not leaving any sort of trash or junk lying around where it can be seen. Oh, and clotheslines (does anyone have those anymore?) must be screened from view.

Section 3.14 is much shorter and deals with mobile homes, travel trailers and RVs. All it says is just don't keep any of these vehicles in your drive, on the street or in your back yard. The Board has been open to temporary variances if there isn't a safety issue.

So, there you have it. If you find it challenging to adhere to these restrictions, let the Association Manager know about your concerns or talk to a Board member before things escalate to irritating letters and fines. Neither the Board nor the Manager are trying to be unreasonable but they can't address a problem if you don't let them know one exists.

IN THE GARDEN

Submitted by Pamela Kurburski

At this time of the year, I should change the name of this article to Don't Go In the Garden. At least not after about 9:00 am or before 7:00 pm. It's just too darn hot. All gardeners and their plants can do is hunker down and try to stay hydrated. Watering seems to be a fulltime occupation right now. Give special attention to your trees because a stressed tree is more susceptible to disease. Remember to water pots at least twice a week.

Even though August is a good time to let your garden (and the gardener) rest, there are still some things you can do in preparation for the fall, the best time to garden in my opinion. Since it all starts with the soil, consider getting a soil analysis from Texas A&M Agrilife Extension. You'll find instructions on how to collect and send in a soil sample at <http://soiltesting.tamu.edu/files/urbansoil.pdf>. Of course, any time is a good time to improve the soil with compost and soil activator. Plus, it's a great time to solarize the heck out of those weedy areas.

Amazingly, there are some plants that you can put in the soil in August. In the vegetable garden plant beans, peas, potatoes, corn, and cucumber. Mint, rosemary, and oregano transplants may also be planted. It's not a good time for new ornamentals but you can add some native grasses to your landscape. Any new plantings will take daily watering until well established.

Sendera Garden Club meets on the third Thursday of each month. If you would like to join us, please call me at 512-940-8430 to find out when and where our next meeting will be held.

FRIDAY NIGHT LIGHTS IS BACK



High school football is a Texas tradition on Friday nights. The Bowie Bulldogs' 2017-18 season starts August 31. Home games are played at the Toney Burger Stadium, 3200 Jones Road. Kick off at 7:30 pm. It's a fun way to

spend a Friday night and show support for our local team!



Date	Opponent
8/31 (Thurs)	vs. Pflugerville (@Pflugerville HS)
9/7 (Thurs)	vs. LBJ Austin (Home)
9/15	vs. Vista Ridge (Home)
9/22	vs. Westlake (@Westlake HS)
9/29	vs. Cooper (Home)
10/13	vs. Del Valle (@Del Valle HS)
10/19 (Thurs)	vs. Manor (Home)
10/27	vs. Anderson (@Anderson HS)
11/3	vs. Akins (@Akins HS)
11/9 (Thurs)	vs. San Marcos (Home)



Make new connections with the South Austin Business Association

by Ron Urias

Small business owners, may I have your attention? There are many of you who are looking for a structured, business networking group that can help you GET THE WORD OUT about who you are and what you do. No one wants to spend a ton of money and have to be accountable with attendance and a bunch of rules. Instead we want a friendly environment to share ideas and to find other passionate practitioners and help each other grow. Where, oh where, can you find such a gathering? Look no further than the South Austin Business Association. We're a homegrown business group for South Austinites that brings together professionals from almost all walks of life. The beautiful thing about S.A.B.A. is that you might meet someone whose business you need and many times you're talking to the owner. Who knows, you may even run into a neighbor or someone you know.

S.A.B.A. meets each Wed. morning from 8:30 to 9:30 AM and each meeting is different and exciting. Member spotlights, great speakers, and speed networking are how we keep things fresh and on topic. Get out of the house and find out what we're all about. For more information please visit our website. <https://southaustinbusiness.org/>

Recreation Committee News

Submitted by Suzann Vera

September 22 & 23 Fall Garage Sale:

The Sendera Fall Garage Sale will be held Friday, September 22 and Saturday, September 23 from 8:00-1:00 pm. An ad will be placed in the Austin American-Statesman and on Craig's list. If you choose to participate on either/both day(s) have your items out by 8:00 am. All participants are encouraged to hang at least one sign.

October 14 - Fall Festival and Chili Cook Off

October 27-29 - Halloween Decorating Contest

December 15-17 - Christmas Decorating Contest

Monthly Board Meeting Schedule

All homeowners are welcome to attend the HOA monthly board meetings on the 3rd Thursdays of each month @ Bethany Lutheran Church, Rm 112 at 6:30 pm.

The meeting dates for the remainder of the year are as follows:

**August 17 • September 21 • October 19 • November 16 •
December 21**

I KNOW THE TRUE VALUE OF HOMES IN OUR NEIGHBORHOOD

I'm not just a Realtor, but I've also been your neighbor for 18 years. Same Realtor that's honest * Integrity * Trust * Dependability * Neighborhood Expert.

**Madeline
Mansen**
REALTOR®

(512) 291-4400



Peggy West *Austin Luxury Home
Boutique*
Properties Cell/Text 512-415-0072

It's critical to select the right real estate Professional to help you buy or sell in today's changing market. I'm familiar with homes selling in our neighborhood and can offer great tips. Want to know what your home is worth in today's real estate market? Call me for a no-obligation consultation to learn your home's top market value.

SPRING LISTINGS!

4809 Norman Trail
8815 Sendera Vista
8901 Whitworth Loop
4800 Chesney Ridge

SOLD

Enjoy your annual 4th of July flags
compliments of Madeline



Remote Citizen Communication Now Available at Austin City Council Meetings

The public now has the ability to participate during regularly scheduled City Council meetings via videoconferencing.

The City began piloting remote citizen communication in March 2017 at three Austin public Library branches. This program has now been expanded to libraries in nine city council districts.

Remote citizen communication makes government more accessible to Austinites," said Mayor Steve Adler. "This allows the City Council to hear from people we might not normally hear from."

Time is set aside at noon at each council meeting for a maximum of 10 individuals to address the city council on topics of their choice.

A person who intends to speak at this time must register in advance with the Office of the City Clerk. Registration must include the meeting date, name, contact information, and location (either in Council Chambers at the meeting or off-site at a participating library). Contact the Office of the City Clerk by phone (512-974-2210) or by email (citizens.communication@austintexas.gov) to sign up. The registration period for a given meeting begins at 9:00 am 14 days prior to the meeting and ends at 4:30 pm the following Thursday.

Since May 2017, Remote Citizen Communication has been available from the following library branches:

- Carver Branch (District 1)
- Southeast Community Branch (District 2)
- Ruiz Branch (District 3)
- Little Walnut Creek Branch (District 4)
- Manchaca Road Branch (District 5)
- Spicewood Springs Branch (District 6)
- Yarborough Branch (District 7)
- Hampton Branch at Oak Hill (District 8)
- City Hall will remain the District 9 Citizen Communications venue
- Old Quarry Branch (District 10)

Library staff are trained and ready to assist people in using the videoconferencing technology. For more information about the General Citizen Communication process please visit www.austintexas.gov/departments/citizen-participation-council-meetings. For more information about citizen communication, visit www.austintexas.gov/council.

TEXAS A&M
AGRI LIFE
EXTENSION

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

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

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

The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied.

The Texas A&M AgriLife Extension Service provides equal access in its programs, activities, education and employment, without regard to race, color, sex, religion, national origin, disability, age, genetic information, veteran status, sexual orientation or gender identity.

**NOT AVAILABLE
ONLINE**

At no time will any source be allowed to use The Sendera Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Sendera Newsletter is exclusively for the private use of the Sendera HOA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

* The Sendera HOA does not endorse any products, services, or goods mentioned in the newsletter.

**ADVERTISE
YOUR BUSINESS
TO YOUR
*Neighbors***

Mark Rimmer

markrimmer@peelinc.com

512.751.8812



PEEL, INC.

**250 BUSINESS
CARDS FOR
\$16.50**



Price Does Not include tax and shipping
Some Restrictions Apply

512.263.9181

QualityPrintingOfAustin.com



Attention KIDS: Send Us Your Masterpiece!

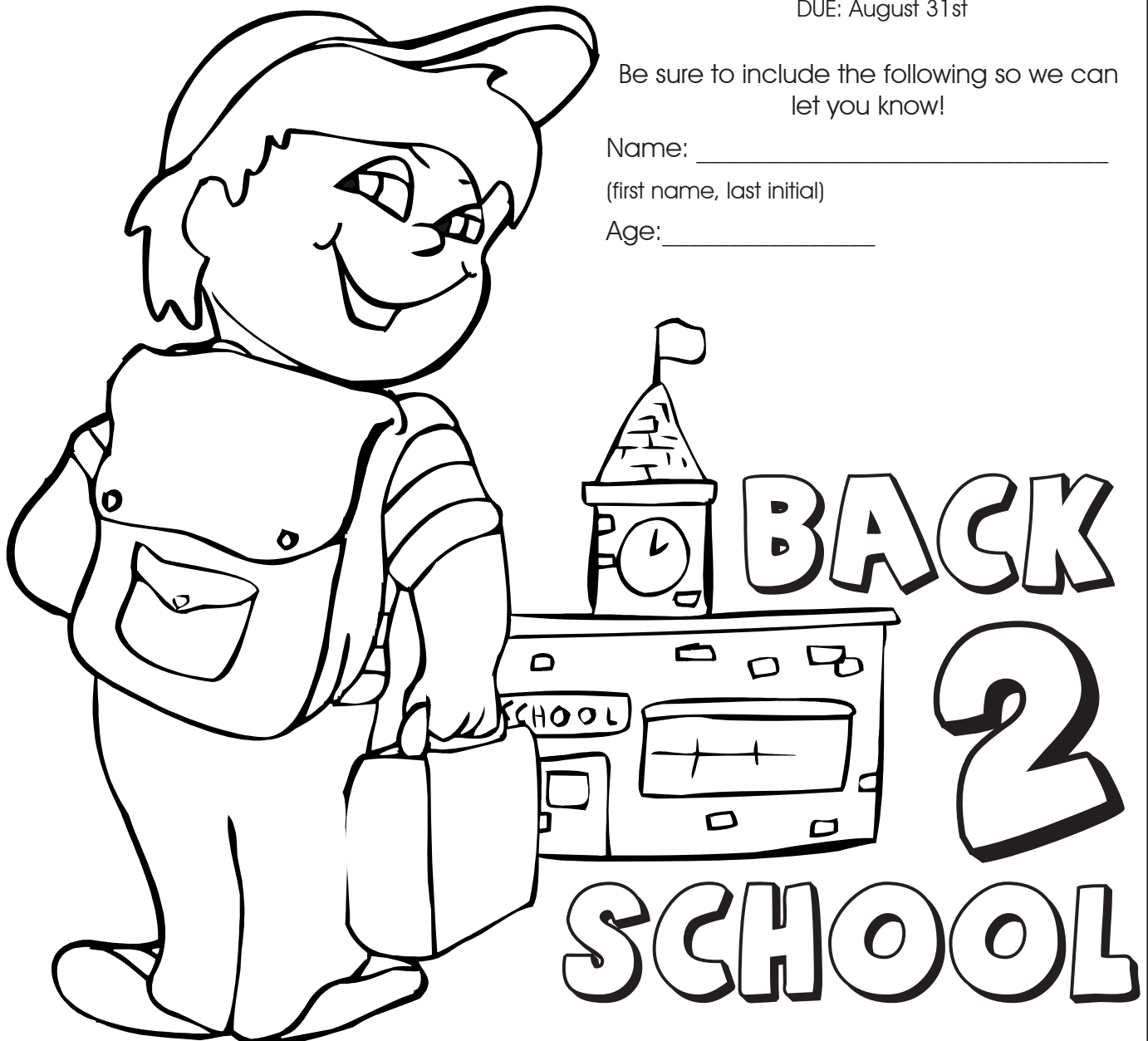
Color the drawing below and mail the finished artwork to us at:
Peel, Inc. - Kids Club, 308 Meadowlark St, Lakeway, TX 78734-4717
We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.
DUE: August 31st

Be sure to include the following so we can
let you know!

Name: _____

(first name, last initial)

Age: _____



SN



PEEL, INC.

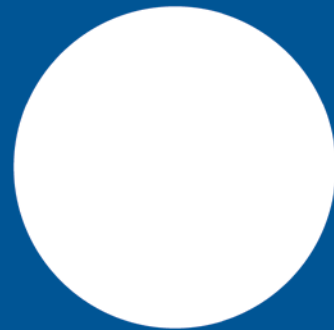
308 Meadowlark St.
Lakeway, TX 78734-4717

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

SN

LET US HELP YOU
GROW YOUR NEXT

**BIG
IDEA**



PEEL, INC.
printing & publishing

CONTACT US TODAY!

512.263.9181

OR VISIT

PEELINC.COM