

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!

Keeping Up Appearances

As editor of this newsletter, I have the opportunity to address everyone about topics I hear discussed by neighbors. Lately, and more and more frequently, I hear this question, “Why would anyone pay top dollar for a nice home in a nice area and then let the appearance of their home go downhill”? I never have a good answer. I take great pride in having a beautiful lawn, which includes green grass and flowers. In addition, I know the Ladera HOA CC&Rs (Covenants, Conditions and Restrictions) and if in doubt about anything I want to do to my home, I contact Stuart Jones at First Service Residential, our community representative. Better safe than sorry! We all received the Community Documents from First Service Residential when we closed on our homes, so if you have not read them, it might be time to do so.

Here are the top violations in the neighborhood:

- Weeds in yard, driveway and sidewalk
- Brown Grass and dead bushes
- Overgrown flowerbeds and bushes
- Yard ornaments and/or stonework which is not in keeping with the uniformity of Ladera

Also, it is time to remove the metal tree stakes! They are unattractive and not needed after about 1-2 years.

For Ladera to remain a place where people want to live, and to keep our property values up, please comply with the CC&Rs.

Detention Pond and Pump Update

The HOA Board has been working with First Service Residential and Aquatic Features to correct problems with the pumps and re-irrigation system at the large detention pond. These pumps were installed to take care of rain water runoff. You may have noticed for the past several months the pond has held water. The pond is designed to collect run off from the street storm drains. The collected water is pumped to the re-irrigation sprinkler heads for reintroduction to the water shed.

Unfortunately, the motors on the pumps that are supposed to pump the water have failed due to trash and silt build up. The motors are being replaced within the next few weeks. The bid to replace the motors and clean out the trash in the system is \$26,000. The board has signed a maintenance contract with Aquatic Features to do monthly cleaning and mowing of the pond area to help prevent future pump failure. The cost of the monthly contract is \$400 dollars.

The good news is that the city of Bee Cave has taken over the maintenance of the landscaping on Ladera Boulevard from Target to the Ladera subdivision sign. The money saved from removing this area from our landscaping contract will be used to pay for pond maintenance. Having the pond professionally maintained monthly should help keep the pond area clear of trash and silt that caused the pumps to fail.

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

Bee Cave Elementary.....	512-533-6250
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.beccavetexas.com

NEWSLETTER PUBLISHER

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HELPFUL AND INFORMATIVE WEBSITES

DEVELOPMENTS ADJACENT TO LADERA:

Hill Country Indoor Sports.....<https://hillcountryindoor.com>
 The Backyard.....www.backyardaustin.com

GOVERNMENT AND SAFETY:

City of Bee Cave.....www.portal.beccavetexas.com
 Travis County Sheriff.....www.tcsheriif.org
 Animal Control.....www.traviscountytexas.gov/health-human-services/animal-control

UTILITIES:

Water.....www.wtcpua.org
 Trash.....www.texasdisposal.com
 Electric.....www.austinenergy.com
 Gas.....<https://texasgasservice.com>

NEIGHBORHOOD NETWORKING SITES:

www.laderahoa.org
www.nextdoor.com
www.facebook.com

join the following groups on Facebook:

Ladera, Bee Cave
 Monty's Bee Cave Buzz
 Bee Cave Bee



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What's Happening Recently In and Around Ladera

Contributed by Monty Parker

I receive a lot of questions about Bee Cave topics that are specific to Ladera, so I hope this brief update helps.

The "Target Tract" property behind the northern stretch of Tambre Bend has seen some recent activity, with the developer's contractor taking core samples for the required roadway that will connect Bee Cave Parkway (directly across from Willie Way at The Backyard) to Ladera Boulevard. The road will basically "hug" the eastern boundary



of the property, as close to the Target store property as practical.

The intersection of Bee Cave Parkway and Willie Way is supposed to be signalized, paid for by The Backyard development.

I have been in communication with Adrian Overstreet, the developer, since he purchased the property, to ensure a project that is not only acceptable to Ladera, but also one that will hopefully have a smoother path to approval than some other recent projects that were submitted to City Council.

The traffic signal at the intersection of Tordera Drive and Bee Cave Parkway is also slated to be funded by The Backyard, but the projected date of installation has not been determined, and will likely not be set until we see what the Bee Cave Parkway traffic is like after Hill Country Indoor opens, and, perhaps, thereafter when The Backyard is open.

If you are not already a member of "Monty's Bee Cave Buzz" on Facebook, join today. I keep all local development and Council news updated on that page. Please feel free to contact me anytime at: mparker@beecavetexas.gov.

DROWNING IS FAST & SILENT KEEP KIDS IN ARM'S REACH



WATER SAFETY TIPS AT
WWW.COLINSHOPE.ORG



At least 63 Texas children have lost their lives to a fatal drowning this year.*

Take our Water Safety Quiz. www.colinshope.org/quiz

September 10: Colin's Hope Kids Triathlon

Colin's Hope will host the annual Kids Tri on Sunday, September 10. The event is limited to 400 athletes, and will close quickly! For more information visit www.colinshope.org

September 24: Colin's Hope Got2Swim

Looking for our annual Got2Swim? Join Colin's Hope and Open Water Planet on Sunday, September 24 for a 10K solo, 2, or 3 person relay on Lake Travis!

Thank you to our sponsors, donors, and volunteers for their year round support!

A special thank you to Peel, Inc. Their support helps us to raise water safety awareness to prevent children from drowning.

*Source: Texas DFPS, Watch Kids Around Water

Volunteer - Donate
COLINSHOPE.ORG



LAYERS OF PROTECTION CAN PREVENT DROWNING



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VISUAL
SUPERVISION**



**LEARN
TO
SWIM**



**WEAR
LIFE
JACKETS**



**MULTIPLE
BARRIERS
TO WATER**



**KEEP BACKYARDS
& BATHROOMS
SAFER**



**CHECK POOL
& HOT TUB
FIRST**



**STAY AWAY
FROM
DRAINS**



**BE SAFER
AT THE
BEACH**



**LEARN CPR
& REFRESH
SKILLS YEARLY**

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Construction, Alteration or Removal of Improvements

CC&R Article 2.3

Part of living in a community like Ladera is the desire for uniformity and well-maintained properties. Ladera has Declaration of Covenants, Conditions and Restrictions (CC&Rs) for that very reason. If a property is in violation of a CC&R, the management company, First Service Residential, will notify the homeowner and require the violation be corrected.

Please become familiar with the CC&Rs, especially Article 2.3. In part it states, "No improvements may be constructed, altered or removed upon or from any of the Property without the prior written approval of the Architectural Committee." In addition, "any alteration, other than normal maintenance, which in any way alters the exterior appearance of any improvement, including, without limitations, its color, or which involves the removal of any improvement or the material alteration of the landscaping plan on a Lot, shall be performed only with the prior written approval of the Architectural Committee."

Recently, it has been observed that some landscaping, including rock walls, barriers, stones, etc., have cropped up on some front

lawns which are clearly in violation of the above referenced CC&R. If you are in violation, you will be asked to remove such items from your lawn. Let's keep Ladera an attractive, well maintained community. If we all cooperate, our property values will continue to increase and Ladera will be a desirable place for future families to live.

DELINQUENT FEES

Recently, the HOA Board approved the addition of a monthly "Delinquent Owner Administrative Fee" for residents who are over 90 days past due on their HOA quarterly dues. After an account becomes 90 days past due, a \$10 monthly fee will be added to the amount due until the entire past due account is paid. The fee will help offset the cost of postage, certified mail fees, etc., incurred to collect the past due assessments.

HILL COUNTRY INDOOR FALL SPORTS ARE HERE!

Fall Season: September through November

Adult and Youth Leagues
Basketball - Volleyball - Soccer
Box Lacrosse - Flag Football

Be on the lookout for Winter
Sports Registration- Coming Soon!

Visit our website for updated information:
www.hillcountryindoor.com

Like us on Facebook @HillCountryIndoor



HOA Complaint Procedure

Many have inquired about the complaint procedure to our management company regarding violations of the CC&Rs in Ladera.

All complaints from residents must be in writing, email is acceptable and can be sent to Stuart Jones at stuart.jones@fsresidential.com. He is our community representative with First Services Residential. You can also access the official form on the LaderaHOA.org website.

The residents making the complaint must identify themselves in the complaint. This is kept confidential and only available to the BOD

When First Services Residential (our management company) receives a complaint, they send a letter via certified US mail notifying the owner of the community violation. The letter states they have seven days to cure the violation. If the violation remains after seven days, the HOA can send a second notice with a \$25 fine. The owner will have another 7 days to cure the violation and after that time, First Services Residential will send a notice with a \$50 fine. This process can continue until the fine reaches \$100. Once the \$100 notice has been sent, if the violation still exists, the HOA can fine the owner daily \$100 until the violation is cured.

Violations are open for 6 months. For example, if an owner allows weeds to overtake their yard in January and they fix this after the first letter, then they again allow weeds to take over again in May,

we can send the second notice with the \$25 fine.

Please become familiar with Ladera's HOA CC&Rs which you received at the closing of your home. If you are a renter, you can check with Stuart Jones for any questions you may have.

REMOVE METAL STAKES FROM TREES

The trees will not grow if the stakes have been there longer than one year. Call Ladera resident, Greg Giacona at 281-748-6400 or email him at greg328@earthlink.net. He only charges **\$25 per 3-stake tree**.

Please do not leave the metal tree stakes in your yard after removal. They can be recycled at:

Gardner Metal Recycling

8408 S. Congress Ave.

Austin, TX 78748

Phone: (512) 292-1022

Operating Hours

Mon. - Fri: 7:30am - 4:30pm

Saturday: 8am - 12pm



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RETIRE BETTER CHECK THOSE EGGS



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We all know not to have all our investment eggs in the same basket. But what if you use a bunch of baskets and end up with the same result as having everything in one?

Even if you are perfectly comfortable with the risk of the markets, it is smart money management to not have all of your money in investments that move in the same direction. Stocks, stock funds, ETFs, variable annuities, and even bond funds all tend to move together (they are correlated). This can be hazardous to your financial health.

There are many alternative investments available today that are not directly tied to the public stock market. Historically, these investments have been used by large institutions and endowments to offset the volatility of the stock market while still achieving decent growth over time.

By taking a page out of the wealthy investors playbook (e.g. the Tiger 21 Group or the Yale and Harvard college endowments) you should include investments that are generally unaffected by the mood swings of the markets

such as nontraded real estate investments, private equity, venture capital, commodities, hedge funds, oil and gas, secured floating income, and principal protected fixed and indexed annuities.

Through a proper allocation across non-market correlated asset classes, it is possible to balance out your current investment portfolio without giving up the potential for long term growth. While we all want the market to continue reaching new peaks, we still have to plan appropriately for the periods of time the markets choose to go through the valley.

If you would like further information on this topic or to receive a copy of our report on retirement investment 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.

Send your questions and information requests to retirebetter@platinumwealthadvisory.com

Go to PlatinumWealthAdvisory.com/blog to determine your risk number today or give us a call to get started.

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MISSISSIPPI ROAST

What You Need

- 3- pound chuck roast
- 1- ounce packet of dry ranch seasoning mix
- 1- ounce packet of dry au jus gravy mix
- 6 tbsp unsalted butter
- 1/4 cup water
- 5-6 pepperoncini

Directions

1. Pour 1/4 cup of water into the insert of your slow cooker. Lay the chuck roast on top.

2. Sprinkle the dry ranch seasoning mix on top of the chuck roast, then sprinkle the dry au jus mix on top, then place 6 tbsp. of butter on top of the roast, and finally 5-6 pepperoncini around the roast.

3. Cook on low for 8 hours.

4. Shred and serve with gravy.

Cook's Thoughts

You may serve this with a side of mashed potatoes and vegetables, or serve it on top of white/brown rice, or make a sandwich. Avoid adding salt because the gravy is fairly salty already.

If you wish, add vegetables to the slow cooker to cook along with the roast. Add Potatoes, carrots, celery, or anything else you wish 2-3 hours before the roast is done.

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The Children's Center Of Austin 

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

September Garden Checklist

It's still fairly hot and muggy, but September is a pivotal month in the garden. It's the gateway month between summer and fall gardening, moving us into cooler-weather fare. If you can bear the heat, hang in there and get outside. Next year's garden will thank you for the work you do right now.

Fertilize the lawn. Fall is the best time to fertilize your lawn. Use a lawn fertilizer with a ratio of 3:2:1 or 4:2:1 of nitrogen, phosphorus and potassium at a rate of 1 pound per 1,000 square feet of grass.

Always follow the directions on the package and avoid overfertilizing, which will only damage your lawn. **Resist the urge to use "winterizing" fertilizers until late October or early November. Water well after applying fertilizers.**

Divide perennials. Every year or two, it's a good practice to dig up and divide certain perennials, like cannas, daylilies, bearded irises, wood ferns, violets and Shasta daisies. These types of plants develop large clumps or bulbs, and dividing them is a healthy practice that allows them more breathing room.

Plant perennials. Fall is a wonderful time for planting perennials, and virtually any perennial that is suitable for growing in zones 7 or 8 is a good choice.

Consider adding **Mexican mint marigold** (*Tagetes lucida*), **Mexican bush sage** (*Salvia leucantha*), **purple coneflower** (*Echinacea purpurea*), **yellowbells** (*Tecoma stans*) and **autumn sage** (*Salvia gregii*).

Planting perennials in the fall gives them the cooler months to establish deep, healthy roots, so your spring growth will be much larger and robust.

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@ymail.com.



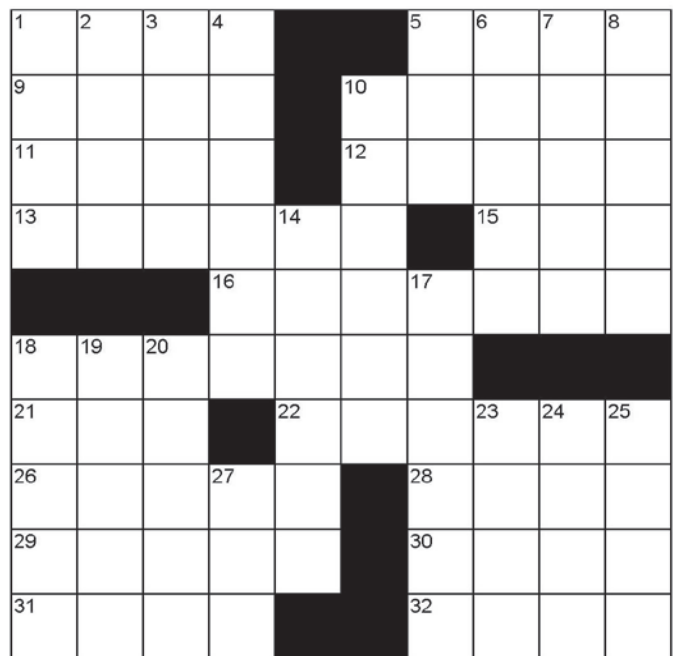
Next Ladera HOA Board Meeting

Thursday, September 28

6:00 pm

Lake Travis Community Library
1938 Lohmans Crossing Lakeway, TX 78734
(512) 263-2885

CROSSWORD PUZZLE



ACROSS

1. Squeeze
5. Lovers
9. Women's magazine
10. Special case only (2 wds.)
11. Lemony
12. Passes at the bull
13. Of this
15. Feign
16. Long scoldings
18. Tutee
21. To be
22. Band instrument
26. ___ cotta (clay)
28. Too
29. Append (2 wds.)
30. Worker
31. Honker
32. University (abbr.)

DOWN

1. Fit together
2. Healing plant
3. Speak indistinctly
4. To this document
5. Food and drug administration (abbr.)
6. Leading
7. Time being
8. Beats it!
10. Wrangle
14. What the Tin Man needed
17. Naval fleet
18. Devil
19. Doctrine
20. Tends sheep
23. Group of nations
24. Afloat
25. Noble
27. Fish eggs

View answers online at www.peelinc.com

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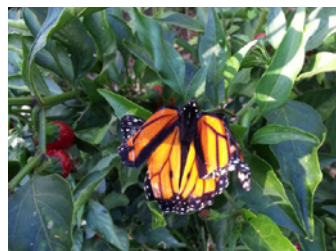
Monarchs & OE

TEXAS A&M
AGRI LIFE
EXTENSION

The protozoan parasite *Ophryocystis elektroscirrha* (OE) infects monarch and queen butterflies. It is an obligate parasite and requires a host to live within and to grow and multiply. It was first discovered in the 1960's infecting monarchs in Florida. Since then, it's been found in monarch populations across the world. It is thought that the parasite has co-evolved with monarchs.

There are three major populations of monarchs in the United States—one east of the Rocky Mountains that winters in Central Mexico and migrate north into the US and Canada; another west of the Rocky mountains that overwinters on the coast of California; the third population are non-migratory and can breed year round in areas such as Florida, Texas and Hawaii. All three populations are infected with OE.

Monarchs infected with OE will have spores wedged between the scales on their body, with the greatest concentration usually occurring on the abdomen. The spores are very small and require a microscope to see.



Female monarchs pass OE spores onto their offspring when they lay eggs. When caterpillars emerge from the egg, they eat the egg shell ingesting the spores. When spores reach the midgut of the insect, they break open and release protozoan parasites. The protozoans move through the gut lining to the epidermis where they reproduce asexually (divides multiple times increasing the number of protozoans). In the butterfly chrysalis stage, the protozoans go through sexual reproduction (again increasing the number of protozoans). Spores form so the emerging butterfly is covered in spores. Spores can also be scattered onto milkweed from butterflies laying eggs or feeding on nectar. Spores on the milkweed can be consumed by caterpillars as they eat foliage.

Once butterflies are infected, they do not recover. OE does not grow or reproduce on the adults; spores remain dormant until they are ingested by a caterpillar.

Infected pupae have dark blotches 2-3 days before emergence. Adults that are heavily infected often have problems emerging from the chrysalis and some may die before emerging. Others that do emerge may fall to the ground before their wings are expanded leading to them dying quickly. Many infected monarchs look healthy, so the only way to determine infection is by looking for spores.

What can you do? Check monarchs for spores and destroy any you find that are infected. I know this seems harsh, but infected monarchs further spread the protozoa and kill more butterflies in later generations. Cut down milkweed several times per year to get rid of any possible spores that may be on the plants and to encourage new, healthy growth.

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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We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.
DUE: September 30th

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

Name: _____ (first name, last initial)

Age: _____



LAD

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Ladera Homeowner

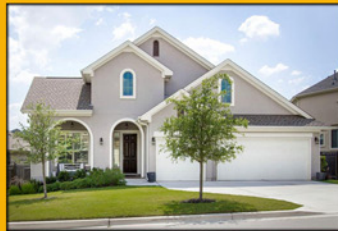
1313 Ranch Rd 620 S #100
 Lakeway, TX 78738
 Cell: 512-589-3939
 mike-jakle@jbgoodwin.com



4109 Vinalopo Dr.
 4 Bed, 3.5 Bath, 3,025 SF
 \$2,995/Month



4404 Tambre Bend
 3 Bed, 2 Bath, 1,914 SF
 \$414,900



4100 Vinalopo
 4 Bed, 3 Bath, 2,581 SF
 \$525,000



3828 Vinalopo
 3 Bed, 2.5 Bath, 2,121 SF
 \$449,000



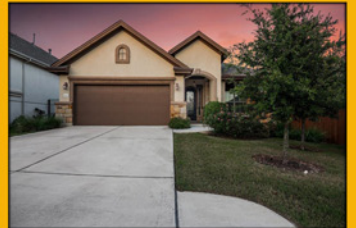
4508 Tambre Bend
 4 Bed, 2 Bath, 2,413 SF
 \$424,900



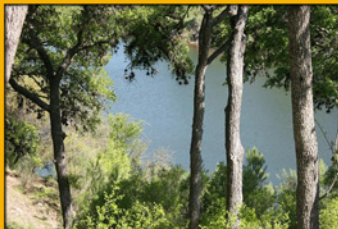
4100 Tordera Dr.
 3 Bed, 2 Bath, 2,045 SF
 \$434,900



3913 Tordera
 4 Bed, 2.5 Bath, 2,968 SF
 \$469,900



14421 Senia Bend
 3 Bed, 2 Bath, 1,935 SF
 \$429,000



1.1 Acre Waterfront Lot
 Barton Creek Lakeside
 \$299,000



4405 Tambre Bend
 3 Bed, 2 Bath, 2,024 SF
 Under Contract



4309 Tambre Bend
 3 Bed, 2 Bath, 2,045 SF
 Under Contract



4713 Gallego Cir.
 5 Bed, 4.5 Bath, 3,929 SF
 Sold

