



PARKSIDE AT MAYFIELD RANCH

VOLUME 3, ISSUE 9

SEPTEMBER 2017



INFORMATION FOR NEW RESIDENTS

First and foremost- welcome to the neighborhood! Moving into a new community is both exciting and stressful. As your professional community association management company, we are here to help. There are many useful tips on living in Parkside at Mayfield Ranch as well as links and number that you will need to set up your utilities below. If you have any questions that are not answered below, please contact the Southwest Management Services office and we will be happy to assist you.

How do I obtain a pool key?

Please login to the community website with your user name and password and complete the online request form -Pool Use Agreement. Here you will agree to the terms and conditions of using the amenities, purchase, and submit your request to the management office. All requests will be filled within 48 and the card will be mailed to your home address on file with us.

How do I obtain a mailbox key?

Please take a copy of your closing papers or lease to the local post office box and they will issue a mailbox key.

How do I reserve the amenity center for a private event?

We make reservations easy for you! Please log in to the community website with your user name and password provided, and click on Activities-Reservation-Request a Reservation. There you can view dates available and submit your request. You will receive a response and further instructions from our office.

Who maintains the ponds at Parkside at Mayfield Ranch?

The Parkside MUD maintains the ponds.

WHAT IS A QUORUM?



A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date.

This costs the association money and creates more work. And, achieving a quorum at a second meeting—if we couldn't get one the first time—is even harder.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no budget. This means the current directors will have to continue serving until an election can be conducted. It also means that last year's budget will remain in effect until a valid meeting (one with a quorum) can be held to approve a new budget.

Good news: You can be "at" a meeting and across the country at the same time by signing a proxy! That's how you assign your vote, in writing, to another person. Proxies count toward the quorum, so they're very important to the association.

We ask you to complete a proxy form, even if you plan to attend the meeting. That's just in case something comes up that prevents you from attending. And, when you do attend the meeting, your proxy will be returned to you.

Because proxies are so important to achieving a quorum, you may find us knocking on your door, calling on the phone, or even stopping you in the common areas asking you to sign a proxy form. We'll do anything to achieve a quorum. Without it, we can't do business, and eventually that affects you, the homeowner.

PARKSIDE

CONTACT INFORMATION

ON THE WEB:

Parkside at Mayfield Ranch Official web site:

www.southwestmanagement.net/parksideatmayfieldranch/home.asp

Parkside at Mayfield Ranch Official Facebook page:

COMMUNITY PROFESSIONALLY MANAGED BY:

First Service Residential

PO Box 342585

Austin, TX 78734

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Fax: (512) 266-6791

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E-MAIL CONTACTS:

Accounting accounts@fsresidential.com
(for questions about your HOA account or vendors with billing questions)

Architectural Review: acc@fsresidential.com
(for questions about making modifications to the exterior of your home)

Board of Directors: board@fsresidential.com
(for feedback and requests to address the board at meetings)

General Info Amenity Center & Pool Info:
..... info@fsresidential.com
(for general questions about your Owners Association, Reservations & Pool Keys)

Lifestyle Director:
Ali Vonal ali.vonal@fsresidential.com
(for questions or suggestions about events or activities)

Community Manager:
Sophie Carrington sophie.carrington@fsresidential.com

Community Assistant Manager:
Kerbie Anderson kerbie.anderson@fsresidential.com

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY 911
Fire 911
Ambulance 911
Williamson County Sheriff (Non Emergency) 512-943-1300

SCHOOLS

Leander ISD 512-434-5000
Parkside Elementary School 512-570-7100
Stiles Middle School 512-570-3800
Rouse High School 512-570-2000

UTILITIES

AT&T/Uverse (phone, internet, cable) 800-288-2020
Atmos Energy 800-460-3030
City of Georgetown 512-930-3640
Pedernales Electric Co. 512-331-9929
Time Warner (phone, internet, cable) 512-576-3521
Wastewater (Parkside MUD) 512-930-3640

OTHER NUMBERS

Williamson County Phone 512-943-1100
Williamson County Road Department 512-943-3330
Parks & Recreation Department 512-943-1920
Williamson County Regional Park 512-260-4283
Williamson County Animal Shelter 512-943-3322
Georgetown Post Office 512-868-9925
Georgetown Animal Control 512-930-3592
Round Rock Animal Control 512-218-5500
Travis County Animal Control 512-972-6060

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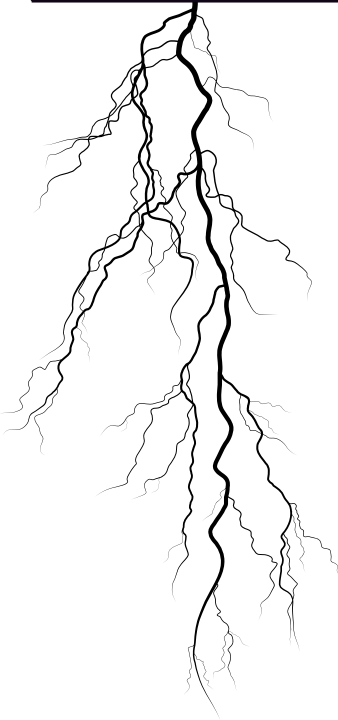
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THUNDER



Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning, which can strike outdoors or indoors. Consider the following suggestions when planning both outdoor and indoor events this summer to reduce the risk of a lightning strike.

- **Watch the weather.** Pay attention to your local weather forecast before participating in outdoor activities. If there's a chance of thunderstorms, consider rescheduling or moving events indoors. If that's not possible, have an emergency plan in place in case a severe storm rolls in and designate

a sufficient nearby structure as an emergency shelter.

- **Stay inside.** If severe thunderstorms are imminent, go indoors and wait until they pass. Safe, enclosed shelters include homes, schools, offices, shopping malls and vehicles with hard tops and closed windows. Open structures and spaces do not provide adequate protection.

- **Duck and crouch.** If you're caught outside during a severe storm, it's important to crouch low on the ground, tuck your head and cover your ears to help protect yourself from harm. Do not lie down; lightning strikes can produce extremely strong electrical currents that run along the top of the ground, and laying horizontally increases electrocution risk.

- **Turn off faucets.** During a thunderstorm, lightning can sometimes be conducted through the plumbing. Avoid any type of contact with running water, including bathing, showering, and washing your hands, dishes, or clothes.

- **Turn off electronics.** All electrical appliances—televisions, computers, laptops, gaming systems, stoves, and more—that are plugged into an electrical outlet could carry a current from a lightning strike. Surge protectors will reduce the risk of damaging electronics.

- **Stay away from windows.** Not only is lightning a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them.

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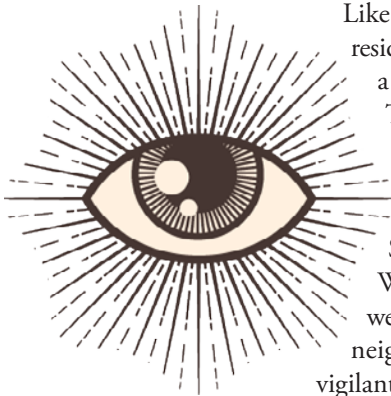
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SEE SOMETHING, SAY SOMETHING



Like most Americans, many of our residents are increasingly concerned about threat of terrorism. That's why the Department of Homeland Security (DHS) wants you to be aware of its initiative, "If You See Something, Say Something." While we need to avoid paranoia, we owe it to our families, friends, neighbors and community to be vigilant—and do the right thing when something does seem amiss.

According to the Department of Homeland Security, issues that may warrant contacting local law enforcement authorities include:

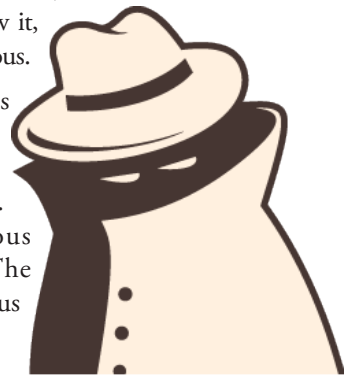
Behavior that could indicate a terrorist act or planning a terrorism-related crime.

Unusual situations might include a vehicle that is parked in an odd location, a package or luggage that is unattended and an open window or door that is usually closed.

Someone who pays unusual attention to facilities or buildings beyond a casual or professional interest. This includes extended loitering without explanation (particularly in concealed locations); unusual, repeated, and/or prolonged observation of a building; taking notes or measurements; counting paces; sketching floor plans, etc.

Importantly, most of these activities could be perfectly innocent, so you should let law enforcement professionals determine whether the behavior warrants investigation. As always, call 911 in an emergency, but contact your local law enforcement agency to report suspicious activity. When you call, describe specifically what you observed, who or what you saw, when you saw it, where it occurred and why it's suspicious.

DHS emphasizes that Americans must respect citizens' privacy, civil rights and civil liberties by focusing on behavior rather than appearance. Race, ethnicity, and/or religious affiliation are not suspicious. The public should only report suspicious behavior and situations.



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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

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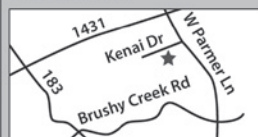
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Community associations like ours have a lot in common with municipal governments. As members of a governing body, our board members meet regularly to discuss and vote on important community issues, like paying the association's bills, funding our reserves and contracting with vendors to keep our community amenities in good repair. The board makes decisions about these and other important topics using a democratic process.

Also like a government, our association board has the legal authority to enforce rules and regulations—somewhat like laws—and to collect assessments, like a government collects taxes, to pay to maintain shared amenities like parking lots, general landscaping and street lights, and to pay the association's bills.

Our association also has the authority to take legal action, if necessary, if a homeowner fails to meet his or her obligations that we all agreed to when we purchased in this community. These obligations include paying regular assessments on time, abiding by architectural or design policies, and observing community rules.



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Smart Phone **CAMERA TIPS**

With the advent of smartphones, it's easier than ever to take and share photos. Here are 10 tips for making the most of every photo opportunity:

PERFECT YOUR LIGHTING

Use natural light whenever possible, with the sun behind you or over your shoulder. When shooting indoors, find the brightest spot in the room and position your subject directly under it.

FORGET THE FLASH

Because the duration of a smartphone's flash is too long, it doesn't freeze the action in a frame the way a traditional flash does. This results in blurry and poorly lit images. Unless you have no other option, avoid the flash and look for more creative low-light solutions.

COMPOSE YOUR SHOT

Avoid placing your subject dead center—you create more visual interest if you vary your composition. Keep the horizon as straight as possible unless you are intentionally shooting an angled shot.

MOVE IN CLOSE

Small details can often make a photo more interesting—move in when shooting. Avoid using the zoom feature—it enlarges pixels but does not bring your subject closer.

STAY STEADY

Your photo's clarity depends on how steady you keep your phone, so support your device with your palm, keep your grip firm and lean against a wall or other support when shooting.

TAP, THEN SNAP

Just before taking a photo, tap your subject on the touchscreen—on most smartphones, this will adjust the lighting and focus on the subject.

USE HDR

Turn on the HDR (high dynamic range imaging) setting to enable your device to take two photos—one that focuses on bright areas and one that focuses on dark areas—and merge them for an optimal image.

KEEP IT CLEAN

Chances are your smartphone gets a lot of use and a lot of smudges, so use a Q-tip to gently clean your lens periodically.

REIN IN THE RAYS

To remove glare and soften harsh lines and shadows in outdoor shots, hold a sunglass lens over the camera lens as close as possible.

STYLE AND SHARE

There are a wealth of apps for editing your digital images, so use them! Instagram, Hipstamatic, Retro Camera and Vignette are just a few of the popular tools for perfecting (and sharing) your pictures.



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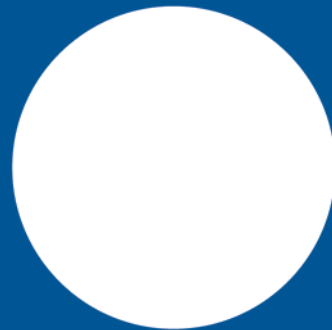
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