

SENDERa

SENDERa HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

Solar Energy Device Installation Guidelines

by Tom Franke

As Solar energy becomes a more financially achievable option for many homeowners, the Sendera Architectural Control Committee (ACC) created these guidelines to assist homeowners with the required review and approval process.

Remember, **all solar panel devices must be approved by the ACC prior to installation.** In addition, **state law now requires written approval from all property owners of adjoining property** before solar panels can be installed.

The following guidelines have been abbreviated for space. The required Architectural Control form is at <http://www.senderahoa.org/files/130>. The Neighbor Approval Form is printed in this newsletter for your convenience. The full guidelines plus form is at <http://www.senderahoa.org/files/202>.

No such Devices may be installed on an owner's property other than on the roof of the home, the roof of another structure owned by the owner, or in a fenced yard or patio owned and maintained by the owner.

- If a Device is located on the roof of the home, it may not extend higher than or beyond the roofline.

- If a Device is mounted on the roof of the home, it must be in the location designated by the Association, unless the alternate location increases the estimated annual energy production of the device by more than 10%, as determined by using a publicly available modeling

tool provided by the National Renewable Energy Laboratory. (NOTE: Devices on the street-side roof of a home are **not allowed**. If the Association's designated location is disputed then the homeowner must provide a copy of the model with the ACC application to allow for verification that the energy production is more than 10%. Only then will the Association consider approval.)

- The Device must conform to the slope of the roof and have a top edge that is parallel to the roofline.

- The frames, support brackets, and visible piping or wiring must be in a silver, black, or bronze tone commonly available in the marketplace.

- If the Device is located in a fenced yard or patio, the Device may not be any taller than the fence line. (NOTE: Currently, the Sendera DCCRs restrict the height of the property fence to no more than six feet.)

The HOA or ACC may not withhold approval of a solar energy device if the above provisions are satisfied, unless the HOA or ACC sends the owner a written notice that the proposed solar energy device placement "constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities." However, the **written approval** of the proposed solar device placement **by all property owners of adjoining property** will override such a "discomfort or annoyance" finding by the board members.

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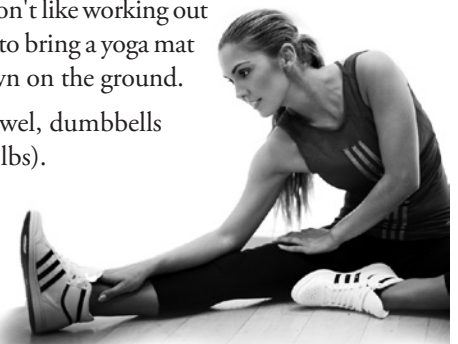
GET FIT WITH FELLOW SENDERANS

Anyone interested in an early morning workout? Come join the fitness group that meets every Tuesday morning at 5:30 am at the playscape by the pool. Classes are led by certified trainer and neighbor David Nelson. Drop in classes are \$10 and last 45 minutes to 1 hour. Pay for the class and sign the release form on David's website: atxcorefitness.com. Or bring a copy of the signed release early to class and pay with cash or check.

Group exercise classes are geared towards a combination of aerobic and anaerobic exercises, giving you a full body workout. They are also geared towards any level of student, allowing you to go at a pace you are

comfortable with. If you don't like working out in the grass you may want to bring a yoga mat or beach towel to put down on the ground.

Bring: water, mat or towel, dumbbells (start with 5lbs).



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Contact Pioneer Management for all problems or issues regarding neighborhood amenities.

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HOA WEB SITE

Sendera HOA Web Site:

www.senderahoa.org

IMPORTANT NUMBERS

EMERGENCY/Fire/EMS..... 911

Non-emergency Police/Government Services..... 311

“Call Before You Dig” 811

City of Austin Utilities (Electricity/Water/Waste)

Customer Service..... 512-494-9400

To report electrical outage

(need PowerLink # from your bill)..... 512-322-9100

Texas State Gas

Customer Service..... 1-800-700-2443

Gas Leaks 1-800-959-5325

Schools

Cowan Elementary 512-841-2700

Bailey Middle School..... 512-414-4990

Covington Middle School..... 512-414-3276

Bowie High School..... 512-414-5247

OTHER NUMBERS

Oak Hill Post Office 1-800-275-8777

Austin Public Library – Hampton Branch 512-974-9900



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20th Annual Austin Museum Day

On Sunday, September 17, 2017 Austin-area cultural institutions will offer FREE admission during the 20th Annual Austin Museum Day. It is a city-wide celebration of art, culture, history, music, nature, and science.

More than thirty-eight museums in the greater Austin area will welcome visitors with special programming, including guided exhibition tours and hands-on activities for visitors of all ages.

Visit <http://www.austinmuseumday.org/> for more information. Also, download the Austin Museum Partnership app on Google Play or the Apple Store to plan your day.

Some of the participating museums:

- Asian American Resource Center
- Austin History Center
- Austin Nature and Science Center
- Austin Toy Museum
- Blanton Museum of Art

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IN THE GARDEN

by Pamela Kurburski

We were privileged to visit two gardens at our August meeting. The first was planned and the second was just a happy addendum. The garden we were scheduled to see was billed as a work in progress. If this lovely and very Zen space was a work in progress then we all agreed, there was little hope of any of us reaching the gardening finish line. As I often say in these articles, gardening is a process not a goal, but I do believe I would be happy to just sit and enjoy the plants, water features, and yard art in this garden.

The garden featured several seating areas, a pond with a fountain and a great assortment of interesting and whimsical sculptures tucked into the landscape. The mixture of palms, grasses and ground covers provided a textured background for a variety of colorful specimen plants like lilies and Turks Cap.

During the lively conversations carried on while we were enjoying a delicious meal, it was mentioned that a neighbor, Will, had an amazing vegetable garden. A call was made and Will was convinced to join us. He then invited us to come and pick tomatoes and peppers from his garden. You didn't have to ask us twice. There is nothing like a home-grown tomato and many of us came away with quite a harvest.

(Continued on Page 5)

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

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LAYERS OF PROTECTION CAN PREVENT DROWNING



**CONSTANT
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**

(Continued from Page 4)

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.



Garden Club members share a delicious meal



Palms, pathways and sculptures make a stroll in this garden delightful



Peppers from Will's Garden

(Continued from Cover)

**CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS
OF SENDERA OWNERS ASSOCIATION, INC.
ADOPTION OF PERMITTED RULES AND REGULATIONS
UNDER CHAPTER 202 OF THE TEXAS PROPERTY CODE**

**SENDERA HOA NEIGHBOR APPROVAL FORM
REQUIRED FOR SOLAR PANEL INSTALLATION
TO BE SUBMITTED WITH YOUR ARCHITECTURAL REQUEST FORM**

Name _____
Address _____
Home Phone _____ Work Phone _____

SUMMARY / DESCRIPTION

Attach additional sheets for complete description of alteration

Estimated Start Date _____ Estimated Completion Date _____

Has exterior alteration commenced / completed prior to ACC review/approval? YES/NO

NEIGHBORS APPROVAL

As one of the most affected residents of the proposed architectural alteration mentioned above, you are being asked to sign on this application. State law requires neighboring and affected properties to approve the installation. If you have any questions, comments or concerns, please notify the Association through Pioneer Property Management in writing. If any written statements are received, this application will be held and reviewed at the next full ACC meeting.

Neighbor Signature _____ Date _____

Printed Name _____ Address _____

Neighbor Signature _____ Date _____

Printed Name _____ Address _____

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(Austin Museum Day Continued from Page 4)

- Bullock Texas State History Museum
- City of Austin Cultural Arts Division
- Dougherty Arts Center
- Elisabet Ney Museum
- Harry Ransom Center
- Hill Country Science Mill
- Historic 1858 German Free School
- Lady Bird Johnson Wildflower Center
- LBJ Presidential Library & Museum
- Mexic-Arte Museum
- Neill-Cochran House Museum
- Texas Capitol Visitors Center
- Texas Medical Association - History of Medicine Gallery
- Texas Memorial Museum
- Texas Military Forces Museum
- Texas Music Museum
- Texas State Library and Archives Commission
- The Contemporary Austin
- Thinkery
- Umlauf Sculpture Garden and Museum
- Williamson Museum
- Women and Their Work

Recreation Committee News SEPTEMBER

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

Event details can be found on:

The Sendera HOA website

<http://www.senderahoa.org/home>

The Sendera Facebook Page:

<https://www.facebook.com/SenderaHOA/>

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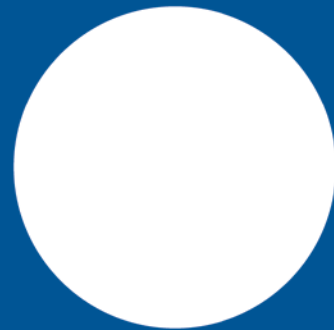
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