



A NOTE FROM THE EDITOR:

Since we live in a diverse community of 257 residents, we will never all agree on everything. Posting opinions on our social media sites should be courteous and factual and it is never a good idea to get personal. If you want to continue to pursue conversations with an individual, please do it offline or use private messaging which is available both on Facebook and Nextdoor. It is easy, in the heat of the moment, to fire off something you could be remorseful about later. A good rule of thumb is to re-read your comments, and ask yourself, "would I say these things to this person if I were face-to-face with them"? Hiding behind social media is easy, not responding is harder.

On a more positive note, our Ladera Bee Cave Facebook group page and our Nextdoor group page are great ways to keep in touch with each other. Over the two years I have lived here, these sites have reunited owners with their pets, alerted us to common home defects, helped us welcome new neighbors, and been a great source to find services others have recommended.

Ladera is a great place to live. It is not perfect, but I think a sense of community does exist here and can continue to grow if we respect each other and be good neighbors.

Recent \$100 Assessment Put to Good Use

The large detention pond behind Tordera Drive and Ladera Boulevard had a pump replaced and an additional pump added in August. The additional pump was needed to pump mud and debris from the sump area and control the ground water that continues to drain into the pond weeks after measurable rain. Unlike the regular pumps, the new pump will operate 24 hours a day to take care of the ground water.

In addition to adding the pumps, the pond company being contracted by the HOA board, tested the re-irrigation system and found it to be operating as it should. This vendor will monitor the pond monthly and keep the sump area free of mud and debris, which caused the pump failure in the first place. The large rainfall in August, about 5-7 inches, was a test to these new pumps. They performed as designed and emptied the pond within 48 hours.

The recent \$100 assessment to all homeowners was used to do this maintenance.

TOWN HALL MEETING SEPTEMBER 6TH

A big thank you to the Traffic Committee members Tracey Kulpa, Marc Messina and Jerry Wiggins for the hours of volunteered time to research the preliminary facts regarding the possibility of converting Ladera to a gated community. The committee was formed to address the continuing traffic issues expressed by many residents.

On Wednesday, September 6th, a town hall meeting was held by the Ladera Traffic Committee along with the Ladera HOA board members, Steve Schmidt, Stephen Dotson and Maneesh Sharma to discuss with residents the proposal to convert Ladera to a gated community. Between 70-80 people were in attendance. The purpose of the meeting was to determine if the homeowners of Ladera supported the proposal to have the committee go forward with investigating converting Ladera to a gated community. A formal presentation was presented with preliminary facts. There are many unknown variables to the project, the committee simply addressed possible remedies to the traffic problems expressed by many residents on social media and at several HOA board meetings. The committee shared their findings including the cost of erecting the gates and future road maintenance. There are still many unknowns that may add to the costs of the project.

The HOA board and traffic committee asked by show of hands of the homeowners in attendance at the end of the meeting if they wanted the committee to move forward and continue to gather information to determine the total estimated cost of the total project. The next step is a meeting with the City of Bee Cave to determine what they may require to approve the project. This is step one in a long process. There will be more questions after the meeting with the city and much due diligence to be accomplished.

Please be on the lookout for further community communications on the Ladera Bee Cave group Facebook page, Nextdoor and via the Ladera HOA website.

As of this writing, in conjunction with HOA quarterly board meeting on September 28th, the Ladera HOA Board members have agreed to field follow-up questions about the proposal.

If you have a question you would like addressed please send them to Stuart Jones via email at stuart.jones@fsresidential.com. This will allow the board to have a record of your questions and they will be passed along to the committee or board to answer your thoughts.

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
Baylor Scott and White Medical Center	512-571-5000
City of Bee Cave	www.beecavetexas.com

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STAYING CONNECTED

Most news of Ladera is communicated in three ways: Ladera HOA website, Nextdoor, and on Facebook at the Ladera Bee Cave group page. If you are not signed up for these social media sites, you might want to do that. It is easy and free. The following are the websites. All require an account, but again, the accounts are free!

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

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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.beecavetexas.com
Travis County Sheriff.....www.tcsheirif.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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The Ladera Bulletin

Speed Bumps

After the town hall meeting on September 6th, the Ladera HOA Board reached out to the Bee Cave city manager, Travis Askey, regarding the city's opinion on speed bumps for neighborhoods based on studies the city has conducted. Any further questions or comments about speed bumps should be made directly to Travis Askey at taskey@beecavetexas.gov.

According to Travis Askey, the study revealed the following about speed bumps:

- They are expensive to install and expensive to maintain-Speed bumps can cost \$4,500 to \$7,500
- They Interfere with response times of emergency vehicles-Each speed bump costs fire trucks 10 seconds in response time
- They reduce of property values-Prospective homebuyers reject home sites near speed bumps
- They increase noise levels with a constant barrage of scraping cars and engines revving over the bumps.
- They cause excessive wear on tires, brakes, suspension, shock absorbers and dashboards.
- They are expensive to remove-Cities have been forced to remove speed bumps in response to increased complaints.
- They can increase air pollution-On roads with speed bumps, carbon monoxide emissions increase by 82 percent.

- They may reduce vehicle fuel efficiency and increase gas consumption-By forcing drivers to brake and accelerate repeatedly

According to Mr. Askey, if the Mayor & Council considered action and directed staff to install speed bumps on public streets – whether in Ladera or other locations, that's exactly what would happen

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 8:00am-12:00pm



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

October Landscaping Tips

Cooler weather is coming.

Here are some landscaping tips for October:

- Plant annual flowers and ornamental plants. So many cool-season annuals can be planted this month like pansies, violas, snapdragons, alyssum, dusty miller, calendulas, poppies and nasturtiums. If your area is having a bit of an Indian summer with higher temperatures, be sure to hold off another week until things cool off a bit. Use annuals and other ornamental plants, like cabbage and kale, in containers as well as in the fronts of your beds and borders as slower-growing accents.
- Maintain trees, shrubs and perennials. Look around to see if any of your mature trees or shrubs are showing signs of demise from lack of water or extreme heat — it often takes a full year to see the damage. If any of your larger plants are on the downslide, take the opportunity now to remove them and replant. The same goes for your perennials, as fall is the perfect time to get them in the ground. Try salvias, columbine, yarrow and esperanza as well as ornamental grasses.
- Use ground covers. Ground covers are important for erosion control, as a low-growing accent in the front of a border or as a way to compensate for grass that will not grow under a shade

tree. Choose Asian jasmine, lamb's ears, Mondo grass, liriopé, ajuga or periwinkle. Be sure you know which ground covers like sunny sites and which ones prefer shadier conditions, and you'll be rewarded with lush growth and good coverage.

BERMUDA GRASS TIPS

Bermuda Grass Tip #1 – Deep Watering

Bermuda grass is often used for golf courses, athletic fields and lawns. Bermuda grass requires little watering due to its drought-tolerant characteristics; therefore, it's easy to over-water, which causes an influx of insects and fungus. Nevertheless, it responds well to water, especially during the dry, hot months of summer. The trick to watering bermuda grass is to water deeply—about one inch per week—in order to promote deep root growth. Deep watering (as opposed to shallow) denotes watering the lawn long enough so that it reaches the grass roots.

Bermuda Grass Tip #2 – Mow Regularly

The great part about bermuda grass maintenance is, well, it's easy! Because bermuda grass is aggressive, it typically keeps weeds under control on its own. However, this perennial grass benefits from a regular lawn mowing regimen, as it helps to cut back the weeds. The mow height should range between 1.5 inches to 2.5 inches.

(Continued on Page 6)

HILL COUNTRY INDOOR WINTER SPORTS ARE HERE!

Winter Season: November through February

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Box Lacrosse - Flag Football

- Skill and Athletic Performance Academies
- Skill Development

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(Continued from Page 5)

Bermuda Grass Tip #3 – Feed, Feed, Feed

For bermuda grass maintenance, many homeowners fertilize every 30-45 days only when the high temperature for the day is below 90 degrees. Use a fertilizer that contains 30-35 nitrogen, with a blend of slow and fast release. Bermuda grass thrives on fertilizer, so apply approximately one pound of nitrogen for every 1,000 square feet to get optimum results. Bermuda grass is relatively low maintenance and ideal for warm climates.

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.

Why Curb Appeal Matters

Excerpted from HGTV Website

First impressions are everything – for your neighbors and especially when it comes to selling your home. According to the National Association of Realtors, 63 percent of homebuyers will drop by after viewing a home they like online. What will they see? The home's exterior – including the front entry, yard, driveway and sidewalk -- should serve as a snapshot of what's to come when potential buyers enter your home.

Ways you can wow homebuyers and neighbors from the curb:

Act Like a Buyer

Walk around your entire home's exterior with a critical eye and a notepad and pen. Take notes on what looks "off" and needs repairing, replacing or cleaning. Get in your car and drive by slowly from both directions during the day and night. You might see something you've never noticed before, like a Frisbee on the roof or a missing piece of siding. Remove metal tree stakes! They are a real eyesore.

Look Up to the Sky

Most homeowners don't give their roofs a second glance, but the roof is an important curb appeal item that buyers do notice. Is yours missing any shingles, or is it dingy and streaked? A good cleaning or, if necessary, a roof replacement will up your home's curb appeal factor tremendously.

Shiny, Happy Numbers

If your house numbers aren't easy to see or if they're dirty and dingy, replacing them carries a tremendous impact.

Get a Second Opinion

Homeowners often get used to certain defects – chipped paint on the front door from the keys banging against it, cobwebs on the porch ceiling, cracked or stained steps – and might need a new set of eyes to help them prioritize what needs to be fixed and cleaned up.

Under Pressure

Budget-conscious homeowners will love this tip: Pressure-washing the dirty siding and deck, as well as the oil-stained driveway and faded walkways is an extremely cost-efficient way to increase your home's curb appeal. If you don't own a pressure washer, you can rent one from your local home improvement store for the day.

Plant Some Color

Except for the dead of winter, some types of annual plants are always in bloom. Spruce up your porch and front beds with some colorful flowers for instant lift. Never plant artificial flowers – a few inches of dark mulch will brighten up the beds without screaming "fake."

Open Up

Go outside and look at your window treatments from the street, and try to keep a uniform look throughout.

Add Some Polish

Paint is only about \$25 per gallon, and painting the front door, trim and shutters is a great way to polish the look of your home. Other inexpensive fix-ups: Clean porch light fixtures and a cheery new welcome mat.



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RETIRE BETTER WHEN HALF IS MORE



Did you know the stock market has always gone up over time? Even with crazy dot.com busts and great recessions, you can still make money over the long term by investing publicly traded stock.

As a matter of fact, for the years 2000-2016, a \$1 Million investment in the S&P500 would have grown to over \$2.1M. This assumes you can invest directly in the S&P500 index without any fees.

During this time period there were only 4 negative years. Not bad, that means you made money 75% of the time. But what would have happened if you could skip those 4 bad years? Your investment would have grown to over \$5.3M....that's over 150% more. Most people would agree that is a pretty substantial difference.

So how do you skip the bad years? Unfortunately, this would be like having your cake and eating it too.

Even though it is nearly impossible to participate in

100% of the gains of the market with zero risk during the bad years, it is possible to structure an investment plan to participate in 45-50% of the gains while protecting against loss.

Assuming that you only made half of the gains of the S&P500 for the time frame above, and were able to sit out the 4 bad years, your \$1M investment would have grown to over \$2.4M. By missing out on the losses, you would have over \$300k more.

I can't stress enough how important it is to avoid losses. When you don't lose, you don't have to take as much risk to make up for the bad years.

By properly structuring your long term investment plan, the above scenario is not only an example but is actually possible. To find out more give me a call or shoot me an email and we can discuss further.

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

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PUMPKIN SNICKERDOODLES



INGREDIENTS:

3 3/4 cups flour
1 1/2 teaspoons baking powder
1/2 teaspoon salt
1/2 teaspoon ground cinnamon
1/4 teaspoon ground nutmeg
2 sticks unsalted butter, room temperature
1 cup sugar
1/2 cup dark brown sugar
1 cup pumpkin puree
1 large egg
2 teaspoons vanilla extract

FOR THE COATING:

1/2 cup sugar
1 teaspoon ground cinnamon
1/2 teaspoon ground ginger
Dash of allspice

DIRECTIONS:

- In a medium bowl, combine flour, baking powder, salt, cinnamon, and nutmeg. Whisk together to blend. In a large bowl, beat together butter and sugars on medium speed until well combined. Next, still on medium speed, beat in pumpkin.

Then, add the egg and vanilla extract. Lastly, add in the dry ingredients. Beat until combined, but do not over mix. Cover the dough, and refrigerate for one hour, until firm.

- Preheat oven to 350 degrees.
- Line baking sheets with parchment paper. In a small bowl, mix together the sugar and spices for the sugar coating. Scoop dough (approximately 2 1/2 tablespoons) and roll into a ball. Roll the dough ball in the sugar mixture, and place on the lined baking sheet, leaving about 2 inches between each cookie. Take a drinking glass with a flat bottom and moisten with water. Dip the glass in the sugar mixture, and use it to flatten the dough balls. Re-sugar the glass as needed.
- Bake the cookies for 10-12 minutes. Remove when the centers of the cookies have set. Let cool on the baking pan for approximately 5 minutes, and then transfer to wire to cool completely.

SAFETY FIRST

and the Fun Will Follow!

Be seen!

Carry flashlights, wear brightly colored costumes, or add your own reflective tape so motorists can spot you.

Stop at well-lit homes.

Stay clear of dark houses!

Know what you're eating.

Have all candy and treats examined by a trusted adult.

Stay with your crew!

Never accept rides from strangers.

Avoid trips and falls.

Wear well-fitting costumes, masks, and shoes.

There's safety in numbers.

Travel in groups and plan the route ahead of time to keep everyone on track!

Avoid the street.

Walk on sidewalks or the far edge of the road to stay safe.

Kids' Club

Attention KIDS: Send Us Your Masterpiece!

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Peel, Inc. - Kids Club

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Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - [Facebook.com/PeelInc](https://www.facebook.com/PeelInc).

DUE: October 31st

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

Name: _____
(first name, last initial)

Age: _____



LAD

The Ladera Bulletin

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up after your pets and
“scoop the poop”**



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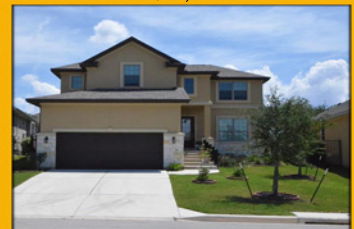
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4404 Tambre Bend
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\$390,000



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Under Contract



3913 Tordera
4 Bed, 2.5 Bath, 2,968 SF
Under Contract



4309 Tambre Bend
3 Bed, 2 Bath, 2,045 SF
Sold



4405 Tambre Bend
3 Bed, 2 Bath, 2,024 SF
Sold



1.1 Acre Waterfront Lot
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2017 thru Sept 9th

Thirteen houses have sold with a median sales price of \$426,500 (\$202.93/sq ft) averaging 43 days on market.

Six houses have leased with a median lease price of \$2,980/month



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