



PARKSIDE AT MAYFIELD RANCH

VOLUME 3, ISSUE 10

OCTOBER 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.

WINTERIZING YOUR HOME

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time-sensitive tasks first. Here's a simple checklist from the association to help you get a jump on winter.

Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Clean chimneys and flues.
- Remove items near heat vents.
- Place nonskid runners or door mats outside to help keep water, sand and salt out of the house.

Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs or block light.
- Examine outdoor handrails and tighten if needed.
- Turn off electrical breakers for outdoor equipment.
- Close hose bibs.
- Clean out gutters and downspouts.
- Clear yard drains.
- Spray outdoor locks and hinges with lubricant.
- Stake driveway and walkway edges that may be difficult to find under deep snow.

Assemble, stockpile or refresh winter supplies:

- Batteries
- Candles and matches
- Ice melt and deicer
- Sand
- Snow shovels
- Generator fuel
- Antifreeze

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

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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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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.

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ARE EXTENDED WARRANTIES A WASTE?



When you buy cars, computer equipment, major appliances, home electronics or other expensive household items, chances are you will be offered a service contract or extended warranty for an additional fee. Often charged as a percentage of the purchase price, service contracts and extended warranties range in cost from less than \$50 to several thousand dollars. While they may seem like a good way to protect your investment and buy some extra peace of mind, consumer advocates generally advise against purchasing this extra coverage and report that it is rarely worth the cost.

Most big-ticket purchases come with a standard manufacturer's warranty that usually covers the item for at least the first year. More often than not, if a product is faulty, any defects will become apparent during that period and will be covered by the standard warranty. If a product is not defective, problems typically show up much later in a product's life cycle, beyond the term covered by an extended warranty. In addition, extended warranties often overlap the manufacturer's coverage—you might buy a two-year extended warranty, but with the manufacturer's warranty covering the first year, you are really only receiving one additional year of coverage.

Another reason consumers are discouraged from purchasing service contracts is that they can contain so many conditions, terms and exclusions that they are virtually ineffective. In most cases, you will not have protection from common wear and tear, and some manufacturers do not honor contracts if you fail to follow their recommendations for routine maintenance.

One more thing to consider when weighing the pros and cons of service contracts is credit card coverage. Some credit card reward plans will double the length of a manufacturer's warranty, free of charge, when you purchase the item with the card, making additional coverage unnecessary.

If, however, you do decide to purchase extra protection for a product, make sure you read the fine print in the service contract and ask the following questions to be sure you're getting the protection you're paying for:

- Does the dealer, manufacturer or an independent company back the service contract?
- How are claims handled?
- Who will perform the service and where it will be done?
- What happens to my coverage if the dealer or administrator goes out of business?
- Is prior authorization required for repair work?
- Are there any situations when coverage can be denied?

SELLING YOUR HOME?

For any homeowner who has waited patiently for the real estate market to improve before putting a home up for sale, now is a great time to do so. After several sluggish years, home sales are experiencing a very healthy recovery. But before you put the “for sale” sign in your front yard, take some time—and the following steps—to get your home ready to be viewed by real estate agents and potential homebuyers.

- De-clutter and de-personalize the interior by removing family photos, personal mementos and knickknacks from shelves and table tops.
- Pay special attention to the kitchen: Remove small appliances, like toaster ovens and coffee makers, from counters. Take everything out of the cabinets and pantry and wash off shelves—or even repaint them—and only put a few items back. Arrange canned goods by size and height and spices alphabetically. Stack dishes, glasses and cups neatly.
- Clean out and rearrange closets and other storage areas so they look more spacious and not cramped. Hang clothing items by type, for instance, with shirts buttoned and facing in the same direction and shoes lined up in rows. If necessary, rent a storage unit for any overflow items.
- Make minor repairs, like caulking tubs and showers, patching walls and replacing cracked tiles and grout. Wash windows inside and out, and repaint any uniquely painted inside walls so they are now a neutral color. Replace worn-out bedspreads, throw pillows, curtains or other fabrications. And air out the interior to eliminate any food or pet odors.
- Make sure the lawn is mowed and bushes are trimmed, and place potted flowers on the porch and near the entry.

And don't forget to check with the manager or board for rules about real estate signs



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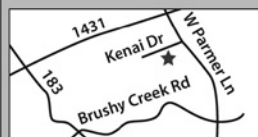
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SMART PHONE CAMERA TIPS



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.

TIPS FOR TRICK-OR-TREATING

The spooky fun is upon us once again. There is a cool crisp breeze in the air. The rustling of trees, and ghost and goblins on the loose. Halloween is getting ready to fill the hearts of little and not so little folks. Here is a list of great tips to help keep you safe and happy during this Halloween season.

1) Light up the night.

The dollar tree has glow in the dark bracelets, necklace, Wands, etc. Get some early in the month to have on hand for when it gets dark. Stick to bright colors, red, pink, oranges, and yellow's. They will be the ones that will stand out the most. Place them on your child costume for you to keep an eye on them as they go door-to-door. This also helps so cars can see them too.

2) The early Bird gets the candy.

When Dusk/ Sunsets hit gets an early start if you have little ones. Start out around your neighborhood first. That way you'll get the prime candy first, and they will most likely be home and willing to give you candy while it's still somewhat light out since they know you.

3) Take care of the little piggy's.

Wear comfy shoes because walking. Lots and lots of walking. Make sure all in your party have on comfy shoes as well. Even little kids. Assure them that nobody wants to walk around in shoes that can hurt their feet all night. If you have a headstrong child such as mine bring a pair of tennis shoes so when they start to whine you can swoop in and save the day.

4) Map it out.

Plan your route ahead of time. So, you know which streets you're heading to. This is all about this mindset. This is not a game people. There is free candy in them there hills.

5) Let there be light:

Grab a flashlight! Or use the one on your phone. The later it gets the darker the walkways and sidewalks will become. Plus, little ones who are new to trick or treating may be afraid of the dark.

6) Mask Off:

So, remember what it was like to sweat through that mask? I do. Cut your kid some slack. It's hard to see. It's hot. When you have walked for 5 mins and it feels like a sauna. Make sure to give your kiddos a break with the mask off. Maybe pop it on once you get to the door or just use non-toxic face paint.

7) Don't get tripped up:

Beware of a long costume, kids can easily trip and put a stop to all the fun. Make sure you have your child try on their costume and make sure it is the appropriate length.

8) One for you Two for me:

Check all your candy. I know of course I mean everyone knows to check your candy. This one is a given rule. Right? Our moms told us this every year. Don't forget while checking to take a few pieces out for you. I mean you deserve it happy trick-or-treating!



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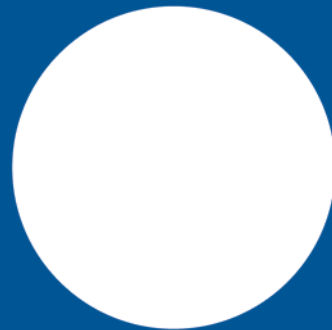
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