



November 2017

COURTYARD HOMEOWNERS
ASSOCIATION, INC.

COURTYARD CALLER

Official Courtyard Newsletter

Volume 13, Number 11

BOARD MESSAGE

With the “busy-ness” of the holidays upon us, it might not be high on anyone’s list of priorities right now but - November is when we start our campaign to remind Association members how important it is that they send in their voting proxy for the Courtyard’s annual meeting in January. We ask you to do this important task because the Courtyard’s Declaration requires that a quorum of members be present at the annual meeting so that we can conduct necessary business. Without a quorum, we will be forced to spend the additional money and time to re-notify and reschedule this important annual meeting.

Over the years, we have found that it helps if homeowners sign and mail in their proxy form as soon as it arrives. This way, it doesn’t get forgotten in the midst of all the other activities we have going on in December and January. It also insures that your vote will be counted if for some reason you can’t attend the annual meeting. Keep in mind that if you send in a proxy but are able to attend, you can simply pick-up your proxy at the meeting and vote in person. Further reminders and more information about our next annual meeting will appear in the December and January newsletters and on the Courtyard’s website: www.courtyardhoa.org. If you have any questions, please contact any Board member or our property manager, Marilyn Childress.

During this month, which helps us to focus on the many good things in our lives, the Board wishes to extend its heartfelt appreciation to all those individuals and families in our neighborhood who give so generously of their time and talents throughout the year to help make the Courtyard such a special community in which to live. Thank you to all those who organize and help put on Easter egg hunts, garage sales, holiday picnics, and kayak/canoe rides; to the walkers who stop to pick up trash from our streets and yards; to the thoughtful neighbors who bring in another resident’s mail or garbage can when they’re gone; to our wonderful “green thumbs” volunteers who help maintain our Park; to the ones who make our notice signs magically appear and disappear; to our handyman types who are

always taking care of “little” problems that need fixing, who monitor our common area sprinklers to minimize water bills, and who keep our entrance lights shining brightly; and to those who continuously monitor pending actions of state and local governments and interact with area neighborhood groups so that we can better assess and take action on matters impacting our neighborhood.

Finally, to every individual who makes the effort to drive the speed limit, thank you and please keep up your good efforts.

Best wishes for a happy and safe Thanksgiving!

COURTYARD BOOK CLUB

DECEMBER 5, 2017 AT NOON
3907 C BELMONT PARK DR. AUSTIN, TX 78746

Join the Courtyard Book Club for a pot luck luncheon at the home of Judy Campion on Tuesday, December 5, 2017.

Since we will have completed our reading list for 2017, your only assignments for the December meeting are:

1. Bring a favorite dish to share. (But, hey, if cooking isn’t in the cards for you that day, come anyway! There will be plenty of food to go around.)
2. Bring a gift-wrapped book, new or used, for a book exchange. This is a fun tradition where everyone gets to go home with a new book for their holiday reading.

Come and enjoy some food and fun with your neighbors and get a sneak peek at the book selections for 2018.

For more information about the Courtyard Book Club or for details about upcoming meetings, please call or email Lou Blemaster, 512-551-2659, loublemaster@gmail.com

COURTYARD CALLER

CHA BOARD OF DIRECTORS

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Treasurer, Jim Lloyd 231-0855
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Terry Edwards..... 214-392-4627
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.....jccarolan1@gmail.com

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UPDATE ON PROPOSED 360/2222 HOTEL PROJECT

Many Courtyard residents have received a notice of the proposed hotel project at the Southeast corner of 360 and 2222. These notices are required to be sent by the City to property owners within 500 feet of a proposed project. The Courtyard HOA has also registered with the City as an interested party so that we receive these notices as a matter of general interest to all residents.

Leslie Craven (Courtyard HOA President) and Paul Siegel (Courtyard HOA VP & Governmental Liaison) have been very involved in gathering factual information on this project. There has been a lot of early speculation and confusion about which hotel project this is. Several people thought this was the hotel project they'd read about that is being proposed by a different developer and is located north and west of 360 -- out along Spicewood Springs Road. This is a new and different project involving property owned by the Champion family.

Leslie and Paul have talked with the applicant's Professional Engineer (PE), and he has been friendly and helpful. Leslie advised the PE that our immediate desire is to get accurate factual information about exactly what is being proposed to avoid speculation that gets people upset and worried. The PE sent us their preliminary site plan drawings, which Paul posted on Nextdoor. The PE and a representative of the developer have committed to attend our October 17th Board meeting to present the project and have a Q&A session. Representatives from our District 10 Council Member Alison Alter's office are also scheduled to attend the meeting.

General information: parts or all of this property are in a flood plain and fall under the Hill Country Corridor restrictions for building height. Therefore the owners have many restrictions on what and where they can put things on this land. For example, they cannot build anything close to Bull Creek -- not even a paved sidewalk. Just a dirt walkway is allowed. They are also required to build and maintain two water retention ponds to filter runoff water before it gets to Bull Creek. The current plans show that the hotel, with approximately 220 rooms, will be a 5-story building -- with an adjacent restaurant. There will be other noise and lighting concerns that will need to be closely monitored. We have been in touch with Alison Alter's office and requested assistance to facilitate communications between the neighborhood and the City Staff. Paul also attended a recent meeting of the Lake Austin Collective, a local group of homeowners, HOAs and other interested parties who are coordinating to provide a unified response to this project and other similar projects in the area.



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COURTYARD FIRE SAFETY

Be Ember Aware Tip #11 - Have You Got It Covered?

INSTALLING THE RECOMMENDED MESH SCREENING AND ELIMINATING STORAGE IS CRITICAL

VENTS IN ATTICS AND CRAWL SPACES

Attic and crawl space vents, and other openings on the vertical wall of a home, serve important functions, including providing ventilation to remove unwanted moisture from these typically unoccupied spaces and oxygen for gas appliances such as hot water heaters and furnaces. Wind-blown embers are the principal cause of building ignition and can readily enter these spaces, which are often hot and dry. Providing air for ventilation, while also keeping out embers can present a dilemma. Dry materials are more easily ignited by embers, so limiting the entry of embers into attic spaces is critical. Adding to the problem are the combustible materials we tend to store in these spaces (e.g., cardboard boxes, old clothes and other combustible materials) because embers accumulate against them and they can be easily ignited.

HOW VENTS FUNCTION

Ventilated attic spaces have openings in two locations. Inlet air comes from vents located in the under-eave area at the edge of your roof. Exiting air leaves through vents located on the roof or at the gable ends of your home. If your home is built over a crawl space, you will typically have vents on each face of your home to provide cross-ventilation. Experiments conducted at the IBHS Research Center demonstrated that regardless of whether a vent had an inlet or outlet function, when wind blows

against its face, it is an inlet vent. Therefore, any vented opening on your home should be able to resist the entry of embers. Unvented attic and crawlspace designs are available for some areas of the country. These designs are more easily implemented with new construction. Check with local building code officials to see if this is an option where you live.

USE MESH SCREENING TO REDUCE EMBER ENTRY INTO VENTS

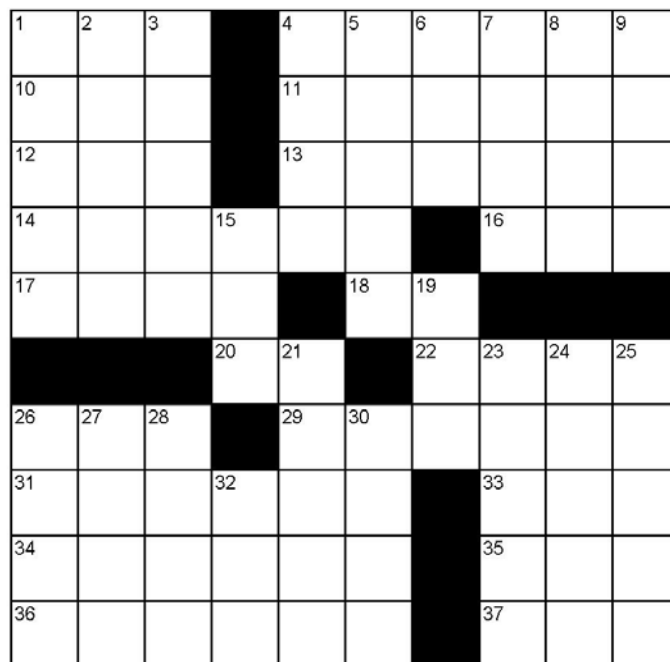
Building codes require vent openings to be covered by corrosion resistant metal screens, which are typically 1/4-inch to keep out rodents. However, research shows that embers can pass through 1/4-inch mesh and ignite combustible materials, particularly smaller materials such as saw dust. Embers also can enter smaller screening, such as 1/16-inch, but cannot easily ignite even the finer fuels; however, this size screening is more easily plugged with wind-blown debris and is easily painted over if you are not careful when re-painting your house. Installing 1/8-inch mesh screening is suggested in wildfire prone areas, as it effectively minimizes the entry of embers. It's important to note that 1/8-inch screening only minimizes the size and number of embers and does not eliminate them entirely; making it very important to reduce what's stored in the attic and crawl space.

For an excellent tutorial on how the community homeowners can

respond to the Wildfire risk, see Making Your Home Firewise <https://www.youtube.com/watch?v=t6jV-gM9EwQ>

To sign up with the Courtyard Fire Safety Committee to schedule an evaluation by one of our trained teams, email fire-safety@courtyardhoa.org.

CROSSWORD PUZZLE



- | | |
|-----------------------------------------|-------------------------|
| 1. Bad (prefix) | 1. Lava |
| 4. Asks for legally | 2. Sleep disorder |
| 10. Monkey | 3. Biblical outcast |
| 11. Author of "Sense and Sensibility" | 4. Casing |
| 12. Gross national product (abbr.) | 5. Money |
| 13. Plan | 6. Tree |
| 14. More humble | 7. Detail |
| 16. Swab | 8. Business note |
| 17. Retired persons association (abbr.) | 9. Metal fastener |
| 18. Education (abbr.) | 15. Kilometers per hour |
| 20. Headquarters (abbr.) | 19. Cell stuff |
| 22. Cool | 21. Capital of Ecuador |
| 26. Poisonous snake | 23. Give |
| 29. African country | 24. Mud brick |
| 31. Penzoil is this (2 wds.) | 25. Inferred |
| 33. MD | 26. Account (abbr.) |
| 34. Build | 27. Dress |
| 35. Kimono sash | 28. Secondary |
| 36. Walk quietly | 30. Rejoicing |
| 37. Misty | 32. Grain |

View answers online at www.peelinc.com

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**To have a place to go is called home.
To have someone to love is called family.
To have both is a blessing.**

**Happy Thanksgiving
to all my Courtyard neighbors!**



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COURTYARD CALLER

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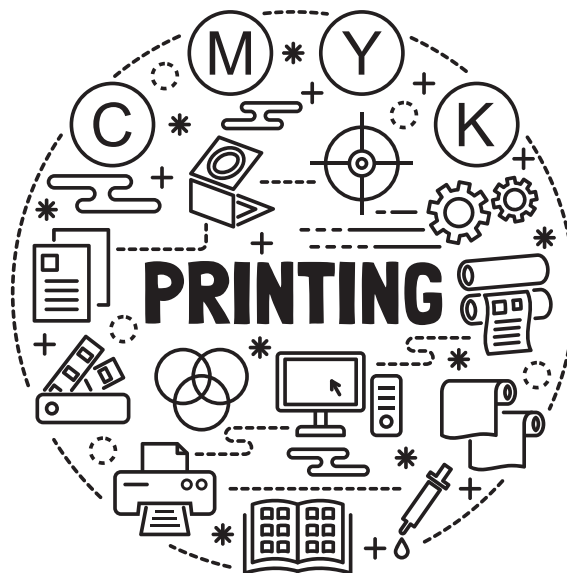
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PROVIDING HABITAT FOR THE MONARCH BUTTERFLY

Submitted by LaJuan Tucker, City of Austin and Johanna Arendt, Travis County

Over the past few years, Texas has boasted some of the highest growth rates in the country. Central Texas has seen increased development, urbanization, and economic growth. Natural landscapes are quickly being converted to roadways, housing, and retail.

These dramatic shifts in the landscape are having a significant impact on wildlife. Water sources are being paved over or polluted with runoff. Agricultural lands and native grasslands that provide nesting and foraging sites for birds are increasingly replaced with houses and gas stations. Wildlife now must cross roadways and travel longer distances to find food, shelter, and mates.

There are, however, many ways that residents can help wildlife. Balconies, parks, greenbelts, school yards, and backyards are just a few of the places that can provide important resources for wildlife. As the Central Texas' population continues to grow, so can our responsibility to make sure urban and suburban areas serve not only as economic growth centers, but also as havens for wildlife such as the monarch butterfly.

The iconic monarch butterfly is most famous for its long migrations and its beautiful orange and black markings. Unfortunately, research shows that overall monarch numbers are on the decline. Here in Central Texas, we encounter the monarch butterfly during both its northern and southern migrations, which puts us in a unique position to assist with conservation efforts.

Learn more on November 8, when LaJuan Tucker will be giving a presentation about backyard wildlife at Concordia University. Join us at 6:30pm in Room C270 for a fun, informative program.

HOW YOU CAN HELP

- Provide monarch habitat essentials: food, water, shelter, and a place to raise their young in parks, yards and open spaces.
- Provide native milkweed, the "host plant" for the monarch larvae:
- Antelope horn (*Asclepias asperula*)
- Green milkweed (*Asclepias viridis*)
- Texas milkweed (*Asclepias texana*) Find more at https://www.wildflower.org/collections/collection.php?collection=centex_milkweed
- Plant native, butterfly-friendly flowers that provide nectar sources for adult butterflies: <http://xerces.org/monarch-nectar-plant-guide-southern-plains/>
- Supervise pets and children when outdoors to ensure they do not harm wildlife visitors.
- Control imported fire ant populations in your yard. Fire ants are predators of monarch eggs and caterpillars.
- Use pesticides sparingly or avoid using them altogether. These harmful chemicals are thought to have a negative effect on both milkweed and the butterflies themselves.

THE MONARCH'S LIFE CYCLE

The monarch butterfly's journey is well documented in NOVA's Journey of the Butterflies. This petite insect, weighing no more than 0.75 grams, starts off as a tiny egg on a milkweed plant. Milkweed is the monarch's "host" plant -- they lay eggs only on that type of plant. Once the eggs hatch, monarch caterpillars begin to eat the milkweed and sequester the cardenolides found there. Cardenolides are poisonous to most vertebrates, making the monarch repugnant to predators. The bright orange and black coloration the butterfly has after metamorphosis lets predators know it's poisonous.

While the adult monarch is brightly colored, the caterpillar blends in by taking on the colors of its host plant, with beautiful bands of green, yellow, white, and black. In this larval stage, monarchs molt several times as they grow. After its final growth phase, the caterpillar begins its preparation for pupation. Most monarchs will stay in pupation from 9 to 15 days, depending on the temperature. Once the wing muscles have developed, the chrysalis turns clear, exposing the colors for which the butterfly is famed.

After emerging from the chrysalis, the monarch fuses its proboscis, which it will use to suck nectar from flowers, and waits for its wings to dry. If the monarch is located in North America, it will soon begin a journey of around 3,000 miles to overwintering locations in California, Mexico and other southwestern states. How the monarch butterfly makes such a tremendous journey is still a mystery. Some believe that earth's magnetic fields assist the monarch in navigation. Others think that the angle of the sun during different seasons gives the butterflies clues. Once they arrive at their overwintering grounds, the monarchs wait for the weather to warm up again before the next generation makes the journey back north.

Although a single generation will make the 3,000-mile flight south, the journey back northward is made by four successive generations. Central Texas is in the bottle neck of the monarch's flight path. Monarchs fly through Texas both on their way in and out of Mexico. Because of our location in the monarch's flight path, local residents have a unique opportunity to help the monarchs on their spectacular journey.

References: Oberhauser Karen S. and Michelle J Solensky ed.
The Monarch Butterfly: Biology and Conservation. New York: Cornell University Press. 2004. Print

About the author: LaJuan Tucker is the Program Coordinator for the City of Austin's Wildlife Austin Program. This program advocates for the creation and conservation of public spaces as critical sources of wildlife habitat and opportunities to connect the community back to nature. LaJuan also administers the Mayor's Monarch Pledge for the City of Austin, is a Habitat Steward Host™ and a Landscape for Life Trainer™.



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THE COURTYARD STATS

July 1 – September 30, 2017

Information compiled from the Austin Multiple Listing Service.

WATERFRONT HOMES WITH BOAT DOCKS

ACTIVE	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5704 Scout Island Cove	\$1,699,999	\$438.71	1986	17
5312 N Scout Island Cir	\$2,985,000	\$620.71	2010	150

AVG List Price = \$2,342,500; AVG Price/Sqft = \$529.71

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5221 S Scout Island Cir	\$3,499,900	7/3/17	1995	64

SINGLE FAMILY RESIDENCES

PENDING	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5724 Sam Houston Cir	\$525,000	\$281.35	1984	0
5804 Tom Wooten Cove	\$589,000	\$262.48	1991	3
5509 Courtyard Drive	\$685,000	\$225.18	1988	114
5901 Inter Council Cove	\$994,990	\$200.81	1998	121

AVG List Price = \$698,497; AVG Price/Sqft = \$242.46

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5805 Harrington Cove	\$624,900	8/31/17	1984	4
5908 Inter Council Cove	\$919,000	9/8/17	1994	115
5605 Courtyard Cove	\$474,900	9/14/17	1982	1

AVG List Price = \$665,333; AVG Price/Sqft = \$235.01

TOWNHOMES

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5704 Eagle Cliffs	\$359,800	8/11/17	1984	91



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