

# THE LADERA Bulletin

NEIGHBORHOOD NEWSLETTER



## Community Communications

One of my personal goals, as editor of the Ladera newsletter, is to ensure the residents of Ladera have important information and accurate information. Generally, I try to communicate information via the Ladera Facebook group page, the Ladera section of Nextdoor, and through a blast email from our management company.

Here are a few things I ask of the residents of Ladera; (1) get credentials to log on to our community website, [www.laderahoa.org](http://www.laderahoa.org), (2) make sure the Ladera HOA has your current email address. You can update your contact information on the community website by clicking 'My Profile' (3) sign up for Nextdoor and the Facebook group page for Ladera (4) do not hesitate to email me with any of your questions. I can be reached at [satalamo@yahoo.com](mailto:satalamo@yahoo.com).

In addition, if you have questions of the board, complaints, suggestions, etc. you can email [info@laderahoa.org](mailto:info@laderahoa.org).

The community website, [www.laderahoa.org](http://www.laderahoa.org), is a place to find the most current financials, ways to pay your bill, see the latest newsletter, monthly calendar, etc.

## THANK YOU BEE CAVE CITY COUNCIL

Thanks to the Bee Cave City Council for unanimously voting to work with Austin Energy to bury the new power lines which will be running along Bee Cave Parkway in front of Ladera. The City Council felt it was best for the city to follow the same requirements to which it holds developers. All new construction project contractors are required to run all utility lines underground. Also, thanks to the Ladera homeowners that attended the two council meetings to voice their opinions on the project.

## THREE WAYS TO PAY YOUR DUES



- 1. Bill Pay** through your personal banking institution, payable to Ladera HOA. Reference your account number and have payments sent to: Ladera HOA, c/o FirstService Residential Austin, PO Box 65733, Phoenix, AZ 85082.\*
- 2. Mail** a check with your statement stub to: PO Box 65733, Phoenix, AZ 85082. Check should be made payable to Ladera HOA and reference your account number and HOA property address in the check memo.
- 3. Online** through Community Association Bank. You will find the banking link by visiting <https://cabpayments.mutualofomahabank.com/>. You will then register and be prepared to submit your online payment by credit card or e-check through Community Association Bank. (Fees may apply.)

### Online Payment Information:

- Management Company ID: **4013**
- Association ID: **LAD**
- Association Account Number: located on your statement

\*You can request your account number by emailing [araustin@fsresidential.com](mailto:araustin@fsresidential.com)

# 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

## NEWSLETTER PUBLISHER

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Editor.....	Andrea Willott .....satalamo@yhoo.com
Advertising.....	advertising@peelinc.com

# HELPFUL AND INFORMATIVE WEBSITES

## DEVELOPMENTS ADJACENT TO LADERA:

Hill Country Indoor Sports.....<https://hillcountryindoor.com>  
The Backyard.....[www.backyardaustin.com](http://www.backyardaustin.com)

## GOVERNMENT AND SAFETY:

City of Bee Cave.....[www.portal.beecavetexas.com](http://www.portal.beecavetexas.com)  
Travis County Sheriff.....[www.tcsheriif.org](http://www.tcsheriif.org)  
Animal Control.....[www.traviscountytexas.gov/health-human-services/animal-control](http://www.traviscountytexas.gov/health-human-services/animal-control)

## UTILITIES:

Water.....[www.wtcpua.org](http://www.wtcpua.org)  
Trash.....[www.texasdisposal.com](http://www.texasdisposal.com)  
Electric.....[www.austinenergy.com](http://www.austinenergy.com)  
Gas.....<https://texasgasservice.com>

## NEIGHBORHOOD NETWORKING SITES:

[www.laderahoa.org](http://www.laderahoa.org)  
[www.nextdoor.com](http://www.nextdoor.com)  
[www.facebook.com](https://www.facebook.com)

### join the following groups on Facebook:

Ladera, Bee Cave  
Monty's Bee Cave Buzz  
Bee Cave Bee

**GO GREEN  
GO PAPERLESS**



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**512.276.7476**



2605 Buell Ave


## FEBRUARY GARDENING TO DO LIST

### Plant: Ornamentals

- Annual transplants: pansies, violas, snapdragon, stock, larkspur, ornamental kale & cabbage, bluebonnet transplants, poppies. Transplants are preferred over seeds at this point.
- Evergreen perennials & vines
- Trees, shrubs, roses
- Evergreen groundcovers like monkey grass, liriopse, creeping germander

### Plant: herbs

- Calendula, chervil, cilantro, chives, dill, parsley, feverfew, oregano, sorrel, thyme, garlic chives
- Protect cilantro and chives in below freezing weather.
- Apples, peaches, pecans, pears, pomegranates, persimmons, figs, almonds, grapes, strawberries, raspberries, blackberries

### Prune

- Roses
- Prune dormant perennials and ornamental (clumping) grasses.
- Prune grapes, fruit trees, blackberries
- Cut asters and chrysanthemums to rosettes
- Late month: prune woody salvias as much as 2/3 to encourage new growth
- Trees: DO NOT prune red oaks and live oaks unless damaged. Spray immediately with clear varnish.
- No need to apply pruning paint to other trees
- Avoid topping crape myrtles: simply remove sprouts or entire limbs at the trunk.
- Prune rosemary and oregano
- Late month: prune evergreen shrubs as they start to set new growth

### Divide/Move

- Dormant perennials, roses, shrubs and trees. This is the best time to move plants!

### Prep

- Add compost to vegetable gardens along with organic fertilizer in prep for another round of winter vegetables

### Fertilize

- Roses
- Add compost to beds as you cut back dormant perennials. Fertilize with slow-release granular late in the month or as dormant perennials leaf out
- Add compost around trees and fertilize. Be sure to dig out grass several feet from the trunk, ideally to the drip line of the tree canopy.

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**There is nothing more beautiful than someone who goes out of their way to make life beautiful for others.**

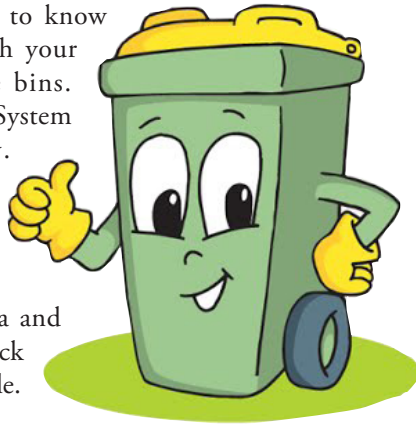


**Partners in Hope connects one person's gifts and talents with another person's needs and equips the Lake Travis community to serve through the lens of ministry. Contact Matt Peacock at [mattbp61@gmail.com](mailto:mattbp61@gmail.com) to get involved.**

**[www.partnersinhopelaketravis.org](http://www.partnersinhopelaketravis.org)**

## TEXAS DISPOSAL SYSTEMS WASTE WIZARD

It can get confusing, especially during the holidays, to know when to set out both your garbage and recycle bins. The Texas Disposal System website at [www.texasdisposal.com](http://www.texasdisposal.com) has a great feature called Waste Wizard. It contains the calendar specifically for Ladera and will help you keep track of our pick-up schedule. Try it out.



## Important Notice

### LADERA HOA ANNUAL MEETING

Please plan to attend the Ladera HOA Annual meeting in March. The date, time and place will be announced soon.

This annual meeting is your chance to ask questions and make suggestions to the HOA Board.

In addition, at this meeting, you will have a chance to vote for three (3) board members. If you are interested in running for the board, there will be an announcement soon on how to obtain the proper application to do so.



## It's time to take AIM at your fitness goals!

The Athletes In Motion (AIM) Training Center at Hill Country Indoor is open and ready for you!

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- Innovative evaluation technology-
- Challenging & supportive environment-

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[www.hillcountryindoor.com/aim-training](http://www.hillcountryindoor.com/aim-training)

# INCREASE IN QUARTERLY DUES EXPLAINED



The HOA board reviewed the actual expenses for 2017 and the proposed budgeted expenses for 2018 and realized the need to raise the dues \$10.00 per quarter. As a Ladera homeowner you may wonder why the increase we will do our best to explain.

1. Since Ladera opened (six years ago) every home, at closing, was charged an initial owner contribution of \$500 which went to the HOA for the cost of maintaining the common areas until all homes were sold and homeowners started paying the Quarterly \$137.50 (now \$147.50). For the past six years the board used this money to pay for maintaining the common areas, replace trees that were damaged and offset the short fall from late homeowner payments and higher than expected expenses due to no history.
2. The board also learned a lot about managing the pond, which requires monthly maintaining to the tune of \$480 per month to keep the pond areas mowed and pumps free of trash to help prevent failure. The \$6,240 to maintain the pond is additional expense to our tight budget.
3. The board also is working very hard to keep the gardens and common areas in the neighborhood looking nice and replacing plants and/or bushes as needed.

A photograph of a man and a woman sitting on a white outdoor sofa with patterned cushions. Two dogs are sitting on the sofa in front of them. The man is on the left, wearing a blue shirt, and the woman is on the right, wearing a dark blue shirt. The background shows green trees and a black metal railing.

*SH*  
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## NEW LOCATION THIS MONTH'S -

Ladera Ladies  
Happy Hour

### THE GROVE



Please join the Ladera ladies on Wednesday, February 7th from 4pm-6pm for Happy Hour at the Grove restaurant in Lakeway. It is located at 3001 RR 620 S (across the street from Scott & White Medical Center). It is a fun way to get to know everyone. See you there!



## Do Not Use STORM GUTTERS FOR TRASH OR GARDEN CLIPPINGS

One of the biggest reasons the detention pond pumps require so much maintenance is that every bit of garbage and garden clippings going down the storm drains end up in that detention pond. Plastic and other debris will cause the pumps to break down. If you see any of the lawn maintenance companies dumping there, please try to stop them or get a name and address so we can report them.



# NOW ENROLLING

[childrenscenterofaustin.com](http://childrenscenterofaustin.com)

The  
**Children's  
Center  
Of Austin**



**CCOA-STEINER RANCH**  
4308 N. Quinlan Park Rd.  
Suite 100  
Austin, TX 78732  
512.266.6130

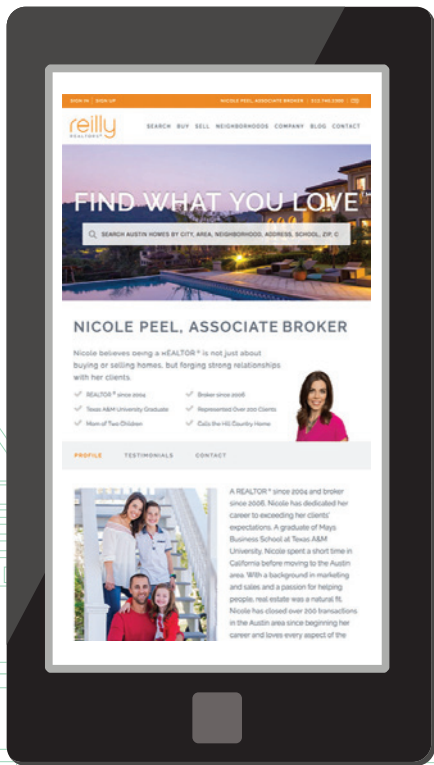
**CCOA NORTHWEST AUSTIN**  
6507 Jester Boulevard  
Building 2  
Austin, TX 78750  
512.795.8300

**CCOA-WESTLAKE**  
8100 Bee Caves Rd  
Austin, TX 78746  
512.329.6633



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# Nicole Peel

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**JB Goodwin**  
REALTORS®



**Mike Jakle**  
REALTOR®

Happy February!

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Lakeway, TX 78738  
Cell: 512-589-3939  
mike-jakle@jbgoodwin.com



4108 Tordera Dr.  
4 Bed, 2 Bath, 2,413 SF  
\$459,000



4009 Tordera Dr.  
4 Bed, 2 Bath, 2,413 SF  
\$469,900



4012 Vinalopo Dr.  
4 Bed, 3 Bath, 2,759 SF  
\$475,000



4305 Tambre Bend  
3 Bed, 2 Bath, 2,024 SF  
\$389,900



4308 Tordera Dr.  
3 Bed, 2 Bath, 2,024 SF  
\$410,000



4300 Tambre Bend  
3 Bed, 2 Bath, 2,045 SF  
\$419,900



4105 Vinalopo Dr.  
4 Bed, 3 Bath, 2,677 SF  
**UNDER CONTRACT**



3828 Vinalopo  
3 Bed, 2.5 Bath, 2,121 SF  
\$445,000



14421 Senia Bend  
3 Bed, 2 Bath, 1,935 SF  
\$419,000



Lake Travis Waterfront Cove  
Barton Creek Lakeside  
\$299,000

**Stay in Touch!**

Curious about the market in our area? Send me an email to receive real time stats. Also, if you are interested in running for the Ladera HOA Board, email [stuart.jones@fsresidential.com](mailto:stuart.jones@fsresidential.com) for the required paperwork. Election is in March at the annual meeting.

