

March 2018

COURTYARD HOMEOWNERS
ASSOCIATION, INC.

COURTYARD CALLER

Official Courtyard Newsletter

Volume 14, Number 3

BOARD MESSAGE

Thank you to all residents that attended the Annual Meeting on January 28 and/or took the time to send in your proxies so that we could conduct necessary business. Congratulations to Waneen Spirduso and to Paul Siegel on their re-elections to the Board, and thank you to Denise Hogan who volunteered to fill the remainder of Cathleen Barrett's term. We are very fortunate to have Waneen, Paul, and Denise with us as we head into 2018.

With the return of warmer weather comes the return of non-residents to our Community Park unaccompanied by a Courtyard homeowner. Some simply park on the street and wander in on their own. Some drive in behind residents who have opened the gate using their gate code. That activity is difficult to stop – but if you see this happening, please try to take down their license numbers, call the police and/or report it to our Security Chairman, Jim Lloyd. These people are trespassers, and the Board is always trying to think of reasonable and effective ways to address this security problem. If you have a suggestion, please let Jim know. Please take to heart our request to keep the gate code private and help us keep the Park safe and secure for everyone.



Courtyard Book Club

TUESDAY, APRIL 3, 2018

1 P.M. 5612 N. SCOUT ISLAND CIRCLE

Join the Courtyard Book Club in April as we discuss *I'll See You in Paris* by Michelle Gable.



Annie and her mother are preparing to go to England to sell off long-held property; as Annie's mom packs, an old book is discovered. Annie reads the book and becomes engrossed in the world of Gladys Spencer-Churchill, the Duchess of Marlborough, a real-life woman, who was mad, bad, and glorious to know. Several residents of Banbury, the English town where the duchess eventually retreated, help

Annie trace the past. Another story underlies the book, involving Pru, the caretaker of the 90-year-old duchess, and Win, a writer attempting a biography of Mrs. Spencer, as the duchess calls herself. Gable (*A Paris Apartment*) writes an engaging story, and both worlds—Annie's in 2001 and Pru's in 1973—are easy to slide into. Readers will root for both women as they uncover family secrets and discover hidden aspects of themselves. The riddle of the story is easily guessed, but that doesn't distract from the novel's overall charm.

Our book selection for May is *The Martian* by Andy Weir.

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

COURTYARD CALLER

CHA BOARD OF DIRECTORS

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COURTYARD FIRE SAFETY

Before a wildfire threatens our area...

- Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home.
- Remove dead vegetation and other items from under your deck or porch, and within 10 feet of the house.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Remove flammable materials (firewood stacks, propane tanks) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.
- Wildfire can spread to tree tops. Prune trees so the lowest branches are 6 to 10 feet from the ground.
- Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- Enclose under-eave and soffit vents or screens with metal mesh to prevent ember entry.

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.

Get Ready!

Get Prepared!

BE FIREWISE!



happy st. patrick's day



call me at 512-775-8942 for a complimentary CMA of your home



Joany Price

*Your Courtyard Neighbor
& Tennis Club Member*

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2018 COURTYARD EASTER EGG HUNT

SATURDAY, MARCH 31ST - STARTING AT 11:00AM

Plan now to attend the 2018 Courtyard Easter Egg Hunt in the Park! Bunnies of all ages bring your baskets and hop on down for some Easter fun. Hunt for eggs, play games and win prizes!

Hope to see you there!

Please call or email to let us know how many egg hunters will be in your group.

Joany Price (Social Chairperson)
512-775-8942, joanyprice@gmail.com

EGG STUFFERS & VOLUNTEERS NEEDED
CONTACT JOANY PRICE IF YOU HAVE
ANY TIME OR IDEAS TO SHARE!



COURTYARD CALLER

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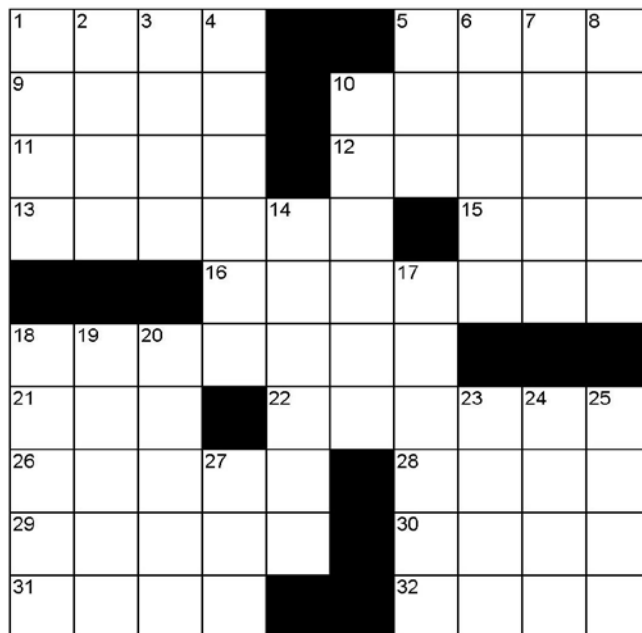
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REMINDER: OAK TREES SHOULD NOT BE TRIMMED UNTIL JULY

Please be aware that January was the last opportunity for oak trees to be trimmed until July of this year. The season not to trim oak trees is from February through June when the oak wilt carrier beetle is most active. Oak Wilt is a serious threat to the oak trees in central Texas.

CROSSWORD PUZZLE



ACROSS

1. Blow
5. Green Gables dweller
9. Not there
10. Ask for legally
11. Smooth
12. Island nation
13. Fertilized cell
15. Ex-serviceman
16. Rovers
18. Covered in coarse hair
21. Single
22. Sacred songs
26. Scrimmage
28. Prophet who built the arc
29. Remove
30. Canal
31. Eye infection
32. Tear

DOWN

1. Virtuoso
2. Airy
3. "Ribbit" animal
4. Singing voices
5. Wing
6. Innocent
7. Meat curing ingredient
8. Gives off
10. Sharks
14. Man's wig
17. Less nice
18. Houses
19. Sluggish
20. Electrical device
23. Tenet
24. Water pipe
25. Cote
27. East southeast

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HOME MAINTENANCE TIPS

It's important to keep up with your home maintenance to maximize the return on your investment. If you need recommendations for service providers, please don't hesitate to contact me. And if you are wondering if 2018 is the right time to sell, I'd be happy to do a complimentary market analysis for your property.



**Jo Carol
Snowden**

Broker Associate

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YEARLY MAINTENANCE CHECKLIST

	Monthly	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Check fire extinguishers		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Test smoke & carbon monoxide		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Run citrus peels or ice through garbage disposal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Run hot water & baking soda through drains		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clean faucet aerators & shower heads		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Run water & flush toilets in unused		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Twice a Year													
Flush hot water tank & clean sediment from bottom			<input type="checkbox"/>					<input type="checkbox"/>					
Vacuum lint from dryer & hose attachments			<input type="checkbox"/>					<input type="checkbox"/>					
Check water softener and add salt if needed			<input type="checkbox"/>					<input type="checkbox"/>					
Replace batteries - smoke/carbon monoxide detectors			<input type="checkbox"/>					<input type="checkbox"/>					
Clear gutters & drains			<input type="checkbox"/>					<input type="checkbox"/>					
Make sure downspouts direct water away from home			<input type="checkbox"/>					<input type="checkbox"/>					
Check home exterior for evidence of			<input type="checkbox"/>					<input type="checkbox"/>					
Inspect porches & decks for loose flooring or rails			<input type="checkbox"/>					<input type="checkbox"/>					
Yearly													
Check window & door seals								<input type="checkbox"/>					
Have heating system serviced								<input type="checkbox"/>					
Have fireplaces cleaned								<input type="checkbox"/>					
Have air conditioning system serviced			<input type="checkbox"/>										
Review fire emergency plan			<input type="checkbox"/>										
Review insurance coverage			<input type="checkbox"/>										
Drain exterior faucets, hoses & sprinkler systems								<input type="checkbox"/>					
Cover faucets with styrofoam covers										<input type="checkbox"/>			
Trim back vegetation so it does not touch the home								<input type="checkbox"/>					
Check siding & repaint or caulk where necessary			<input type="checkbox"/>										
Every 1 to 3 Years													
Clean air ducts			<input type="checkbox"/>										
Reseal tile grout			<input type="checkbox"/>										
Pump septic system			<input type="checkbox"/>										

These recommendations are not meant to replace expert advice. Please use your best judgment, and consult professionals when necessary.

m moreland
PROPERTIES