

SENDERa

SENDERa HOMEOWNER'S ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER

SENDERa HOA WEBSITE TRANSITION

by Angie Flores, HOA President



On behalf of the Sendera HOA Board of Directors (BOD), I would like to address some changes you might have noticed in regards to communication.

The Sendera BOD is not actively

participating on Nextdoor or other social media outlets. While communicating in this way might seem convenient at times, it can be hard to keep up with current events and issues as different threads grow or change topics. This is a recommendation from our new management company, First Service.

First Service is building and will be maintaining our community's new website. It is important to utilize it as we move forward. This site will have important documents and news as it relates to our community. The new website address is www.senderahoa.com (not to be confused with the senderahoa.org, which is not as current as we'd like.) We recommend you create a member login, and also return the information sheet that accompanied your HOA coupon booklet. This will be highly important as the BOD and management company are choosing the new website to be our primary platform for information.

If you are a renter, please encourage the homeowner to include with his/her information sheet your renter's information so that you can also have access. If you have any questions regarding the member login, contact First Service for assistance at 512-266-6771.

Thank you for your understanding and patience as we move through this transition.

SENDERa SAYS 'NO' TO 7-ELEVEN

by Alison Carpenter

Some Sendera residents received unpleasant news in their mailboxes in late January. Sarah Polidore on Ramies Run opened a notice from the city about a proposal to build a 7-Eleven convenience store and gas station on the corner of Sendera Mesa Drive and Slaughter Lane (see photo). She quickly alerted the neighborhood via NextDoor, sparking concern and a petition to reject the proposal.

Residents expressed a wide range of disapproval with the plan, including how a gas station in that location might negatively affect the environment and also lead to more traffic and crime. Another concern was the lack of opportunities to redress the issue or lodge a protest with the proper city officials. On the back of the notice, a statement invited feedback only from "interested parties" and went on to define those parties as residents owning a home within 500 feet of the proposed structure, or HOA officers. The city requires interested parties to submit in writing his/her credentials and information before the decision date, a deadline only 14 days after the mailer was sent.

An immediate flurry of emails and phone calls were made to Project Case Manager Christine Barton-Holmes and District 8 City Councilwoman Ellen Troxclair. A reply from Jaron Hogenon, a Senior Planner for Transportation and Land Use, stated that the proposal is under review for "regulatory compliance" by several city staffers. Once the reviews are finished, the case manager will compile all the rejection comments into a report and the applicant will have an opportunity to amend the plan and resubmit. Ellen Troxclair's office released a statement assuring Sendera she is aware of concerns and is monitoring the application's progress for legality. In the wake of these responses, Ms. Polidore set up an online petition at change.org opposing the development.

Meanwhile, her Nextdoor post generated useful interest from many southwest Austinites. Byron Webster of Sendera suggested a good way to delay the project is to request a Transportation

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Contact First Service Residential Management for all problems or issues regarding neighborhood amenities.

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Dues & Payments
Architectural Form
Governing Documents

Login: <http://senderahoa.com>

NEWSLETTER INFO

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Article Submissions www.peelinc.com
Advertising..... advertising@PEELinc.com

HOA WEB SITE

Sendera HOA Web Site:
www.senderahoa.org

IMPORTANT NUMBERS

EMERGENCY/Fire/EMS..... 911
Non-emergency Police/Government Services..... 311
"Call Before You Dig" 811

City of Austin Utilities (Electricity/Water/Waste)

Customer Service..... 512-494-9400
To report electrical outage
(need PowerLink # from your bill) 512-322-9100

Texas State Gas

Customer Service..... 1-800-700-2443
Gas Leaks 1-800-959-5325

Schools

Cowan Elementary 512-841-2700
Bailey Middle School 512-414-4990
Covington Middle School 512-414-3276
Bowie High School 512-414-5247

OTHER NUMBERS

Oak Hill Post Office 1-800-275-8777
Austin Public Library – Hampton Branch 512-974-9900



READY. SET. SUMMER!

YMCA of Austin Camps offer children & teens safe, exciting, and memory-making experiences. At the Y, campers gain a sense of accomplishment, build relationships, and find their sense of belonging.

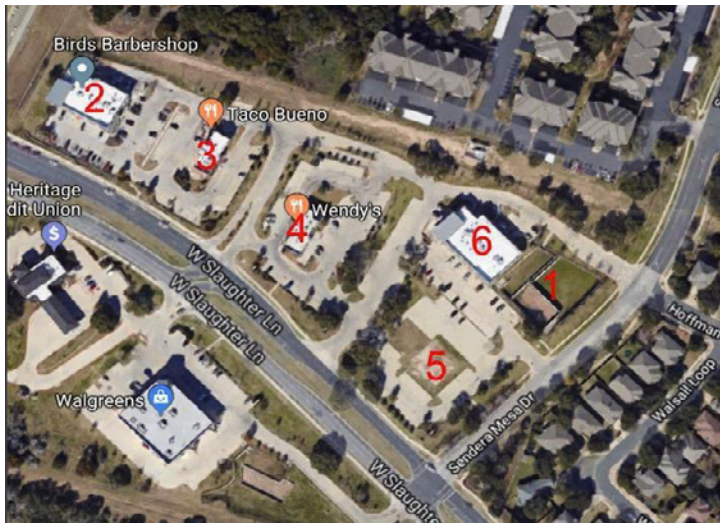
Summer Camp Registration Now Open

- For ages 4-14
- Sites in Travis, Hays and Bastrop counties
- 5 days a week
- Financial assistance is available

Spaces Are Limited!

Register at AustinYMCA.org/camp
or call Program Services at 512.236.9622

(Continued from Cover)



#5 is proposed 7-Eleven site.

Review or Environmental Review. Bobby Levinski, an attorney for the SOS Alliance, offered his expertise to the community and submitted his own objection to the project. Jamie Woods worked a Walgreens angle, networking with the manager to suggest they open earlier and create undesirable competition. Todd Moore provided a historical perspective by pointing out that, years ago, the Sendera neighborhood successfully blocked a Walmart proposal. (It took a door-to-door petition, a local media blitz, a temporary billboard, and crime statistics to bolster the claim of neighborhood detriment.) The full discussion and contact information of those involved can be found in the comments section on Sarah Polidore's 'Oppose 7-Eleven' Nextdoor post.

As of this newsletter's March deadline, the developer's application is still 'In Review.' While there is no definite date for a final decision, most of the plan's proposals are currently listed as 'Rejected,' hopefully a promising sign to many Sendera residents.

Permit Proposal:

<https://abc.austintexas.gov/web/permit/public-search-other>
Case Number: SP-2017-0457C

Petition:

<https://www.change.org/p/city-of-austin-texas-austin-tx-south-austin-neighbors-object-7-eleven-on-slaughter-ln-at-sendera-mesa>



MOPAC INTERSECTIONS: SLAUGHTER LANE & LA CROSSE AVENUE



We understand construction can be tough on everyone. This is a large project and there will be impacts on drive times. TxDOT and the project team are working to minimize impacts to your commute and want to keep you informed.

Lane Closures

There will be nighttime lane closures on MoPac (southbound and northbound) from Davis Lane to South Bay Lane. The lane closures will shift based on where work is occurring and allow the contractor to improve existing striping and lengthen turn lanes.

Speed Limit Reduction

The speed limit on MoPac has been lowered to 55 mph beginning north of Slaughter through south of La Crosse. New speed limit road signage and message boards will be used to alert drivers. Please take care to follow all road signage.

Excavation

Crews are excavating the MoPac main lanes at Slaughter Lane and will continue to do so southbound.

Detour Paving

Crews will begin detour paving on southbound MoPac for a future lane shift.

Recent Activities

We are committed to keeping you and our crews safe in the work zone as cranes and trucks have moved into the area. We are evaluating traffic and making modifications to lessen backups. Recently we have made some adjustments highlighted below and will continue to monitor traffic flow.

- Police officers are being utilized to help monitor needs, direct traffic and reduce backups at the Slaughter Lane and Davis Lane intersections from 6:30 - 10:30 a.m. and from 3:30 - 7:30 p.m.
- On southbound MoPac at Slaughter, orange drums have been moved back to extend the length of the queue for the right-turn lane. The concrete barrier has been moved and lanes will be re-striped to lengthen the queue for the left-turn lanes.
- On northbound MoPac at Slaughter Lane, the right-turn lane will be extended and re-striped to lengthen the queue. The edges of the road will be protected with concrete barriers to allow crews to work safely.

Other Activities

Texas Gas is working on a separate project in the area that is

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Sendera

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independent of the MoPac Intersections project. They also have lane closures to complete construction activities. We are coordinating with them to help minimize impacts to drivers.

Updates will continue to be shared via email. To sign-up please send an email to MoPacIntersections@txdot.gov with "updates" in the subject line.

Sincerely,

MoPac Intersections Project Team
(512) 693-7425



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NEED HELP? FIND IT ON NEXTDOOR

Are you looking for a reliable babysitter, yard worker, or tutor? The best way to find neighbors for hire is to ask for recommendations on Nextdoor.

If you haven't done so already, create an account at Nextdoor.com. Then post your inquiry to find neighbors available for hire, or advertise your own services in a quick and easy way. Nextdoor is essentially a free job listing service that is always up-to-date and based on community participation.

Sendera neighborhood currently has almost 75% participation on Nextdoor, so it is the most efficient way for Sendera residents to solicit jobs or hire help. Best of all, it's online, so the more people use it, the better connected we can all be.

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It's critical to select the right real estate Professional to help you buy or sell in today's changing market. I'm familiar with homes selling in our neighborhood and can offer great tips. Want to know what your home is worth in today's real estate market? Call me for a no-obligation consultation to learn your home's top market value.

SPRING LISTINGS!

9205 Walsall Cove

Enjoy your annual 4th of July flags
compliments of Madeline



IN THE GARDEN

by Pamela Kurburski

Hopefully, we are past the worst of the cold and are getting good spring showers. It's possible that winter will get in one last swipe with a March freeze, but at least we can start thinking about putting new plants in the ground. If the multiple hard freezes have decimated your garden, that will mean a trip (or 2 or 5) to the nursery. If big box stores are your thing, go for it, but if you like to shop local, here are a few places close by that offer great selection, good advice, and surprisingly, often are less expensive than chains.

Natural Gardener

8648 Old Bee Caves Road

John Dromgoole has been a fixture on the Austin organic gardening scene for decades. In 1993, he moved his garden center from the historic Patton Building to its current location. They offer an amazing variety of natives and naturalized plants (trees, shrubs and bedding plants), tropical, cacti and succulents, veggies and herbs. They also have seasonal annuals like petunias and pansies. Inside the shop, you'll find great garden tools, organic products and fairy garden supplies. Scattered throughout the property, you'll find unique garden art, demonstration gardens, pottery and a friendly, knowledgeable staff.

It's About Thyme

11726 Manchaca Road

The great selection of hardy perennials, hanging baskets, and onions (my particular favorite), may draw you out to Manchaca, but I guarantee the first thing that will catch your eye is the model train that runs around the track outside the shop. The kids are always fascinated by it. You'll also notice the whimsical metal art and pottery. They have a wonderful seed selection in the shop along with decorative garden items. Visit the greenhouses complete with an amazing parrot population. If you can catch up with him (the man moves like the Energizer bunny), there are few garden questions that Chris can't answer.

Leaf Landscape Supply

5700 Highway 290

Originally called Emerald Gardens, it was rebranded Leaf Landscape Supply under new ownership in 2014. Although they cater to landscape contractors, they do sell to the public. They have deep supplies of a lot of the plants you see in many of the beautiful commercial landscapes. If you like drifts of specific plants, they offer a discount if you buy an entire flat. I've also had luck with hard-to-find species being available there. Because they sell primarily to contractors, a lot of their plants are going to be on the larger size. Don't expect to find much besides annuals in 4-inch or quart containers.

Barton Springs Nursery

3601 Bee Cave Road

Not the easiest place to find with limited parking but well worth the effort. This is another place where the staff is plentiful and eager

to share their encyclopedic knowledge of natives. Plants are staged all over the narrow but deep property. It's fun to wander around, but definitely get directions if you're short on time. Beautiful pottery is scattered throughout. Since I like to get the smallest plant I can find (so I can dig the smallest hole), I like going here because I can often find 4-inch pots for some species that are more often found in 1 or 2-gallon pots elsewhere. I also like that Wild Birds Unlimited is right next door so I can hit both without moving my car. Hint: The traffic on Bee Cave Road is never light and sometimes quite dense. When I go, I take the long way around by going out Loop 360 and going east on Bee Cave. That way I can turn right into the parking lot and avoid a sometimes long wait for a left-turn opening as traffic backs up behind me.

If you have a favorite local garden shop, text me at 512-940-8430 and I'll include it in future articles.

Sendera Garden Club meets on the third Wednesday of each month. If you would like to join us, please call me at 512-940-8430 to find out when and where our next meeting will be held.

SENDERA RECREATION COMMITTEE NEWS

March 2018

Submitted by Suzann Vera

Mark your Calendars!

- March 12-16 - AISD Spring Break
- March 24 - Easter Egg Hunt
- June 9 - Dive In Movie
- July 14 - Dive In Movie
- August 11 - Dive In Movie
- October 13 - Fall Festival
- October 26-28 - Halloween Decorating Contest
- December 14-16 - Christmas Decorating Contest

Event details can be found on:

The Sendera Facebook Page

<https://www.facebook.com/SenderaHOA/>

NextDoor

<https://senderaaustin.nextdoor.com>

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PSA: DON'T LEAVE VEHICLES RUNNING AND UNATTENDED

by Officer Rosie Perez, APD

The Austin Police Department is working hard on addressing an increase in auto thefts in Region IV (South Austin). We will be working this issue from several directions.

We are asking that you NOT leave your vehicles running and unattended in public places. Unattended and running vehicles account for 44% of the recent auto theft cases. We would also like to remind you to take all of your valuables and garage door openers out of your vehicles when they are parked and unattended. These types of items are what the thieves are targeting in the vehicle burglaries.

Any assistance with this would be greatly appreciated.

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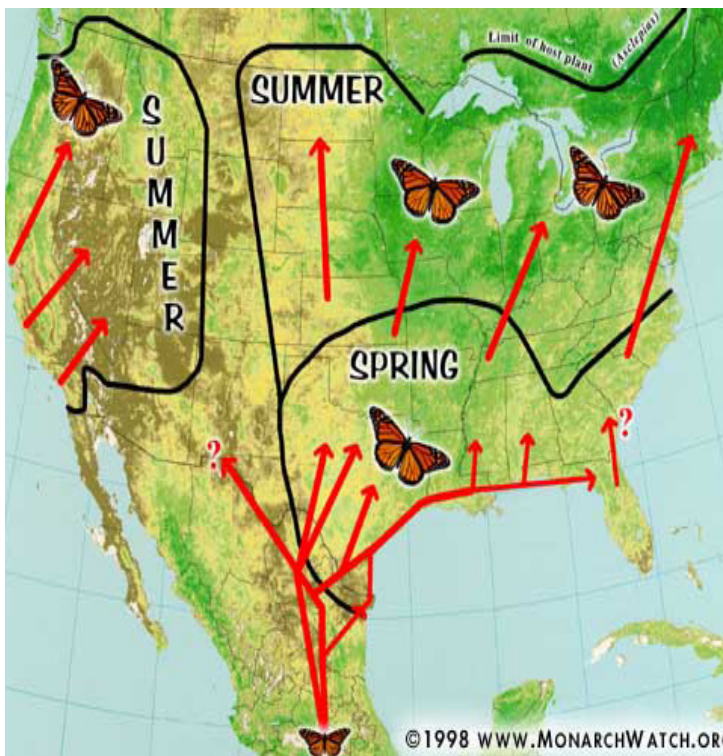


MARVELOUS MONARCHS!

Spring is almost here, so be on the lookout for monarch butterflies returning north after overwintering in Mexico.

Monarch butterflies are losing their natural habitat as the result of over-development. The monarch's primary food sources of milkweed and nectar are also in decline due to the widespread use of herbicides and other chemicals.

Austin is located in the central flyway of the monarch migration, creating opportunities to help this species survive and thrive. It's not hard to design a monarch-friendly space in your yard. Avoid the use of pesticides/herbicides. Plant native milkweed and other native, nectar plants. Make sure to choose a spot with lots of sunlight and provide a water source if necessary. With a monarch waystation in your yard, you can enjoy the beautiful delight of these butterflies as they fly by for a visit.



AUSTIN WELCOMES NEW CITY MANAGER

COA Public Information Office

Spencer Cronk joined the City of Austin as City Manager on February 12, 2018, following a unanimous vote by City Council formalizing his appointment. The City Manager is one of four employees directly appointed by the City Council, and oversees the City's \$3.9 billion budget and more than 14,000 employees.

The City of Austin operates under a Council-Manager form of government whereby the elected City Council sets policy objectives and the City Manager ensures they are carried out and administered effectively.

Cronk comes to the City of Austin from Minneapolis, where he has worked as City Coordinator since 2014. He previously served as Commissioner of the Minnesota Department of Administration, chair of the Minnesota Public Data Governance Advisory Committee, and member of the Environmental Quality Board and Minnesota Indian Affairs Council. Before joining the State of Minnesota, Cronk served as executive director of organizational development and senior advisor for the Department of Small Business Services for the City of New York, under former Mayor Michael Bloomberg.

Cronk received his bachelor's degree with honors from the University of Wisconsin-Madison. He is a graduate of Harvard University's Senior Executives in State and Local Government Program and was a Public Affairs Fellow with the Coro New York Leadership Center.



Please remember to pick up after your pets and "scoop the poop"



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