



Highlights of Ladera HOA Annual Meeting March 20, 2018

1. There was a discussion and review of the 2017 Ladera financials. The large line items were landscaping and cost of water. In addition, there were unanticipated costs associated with the large detention pond bordering Tordera and Ladera Boulevard.
 - a. Steve Schmidt indicated the pump is up and running at about 90%. The board is trying to recover the costs of fixing the pumps from Taylor Morrison. It is very expensive to do so and the board, being very cost conscious, is trying to do it in the most cost-effective way possible. In addition, the association now has a contract for monthly pond maintenance.
 - b. There was a discussion about why the sprinklers associated with the ponds is not saving us more on the cost of water to WTCPUA. Those sprinklers are designed to empty the ponds within a designated amount of time. With rain showers being hard to determine, the metered water is necessary to keep the greenbelt landscaping alive. Steve Schmidt said he had been in talks with WTCPUA to use the treated wastewater (effluent) to water our landscaping and greenbelts. If we can do that, it will save a considerable amount each year.
 - c. Our landscaper is Cleanscapes. The board had put bids out to find out if CleanScapes costs were in line with other companies, and they are. In fact, Monty Parker, Bee Cave city councilman and Ladera resident, said the City of Bee Cave is also using CleanScapes.
2. The election results were announced, and Bill Gattis, Paula Boyd and Andrea Willott were elected to the HOA Board. Outgoing board member Stephen Dotson will remain active as event coordinated, along with his wife, Katie. We thank Stephen for all his work this past two years!
3. City of Bee Cave update by Monty Parker
 - a. The property owned by Adrian Overstreet located between the back of Target and behind the east part of Tambre Bend will be developed at some point. Mr. Overstreet might be building a road on his property to connect Willie Way off Bee Cave Parkway and Ladera Boulevard. Mr. Overstreet is committed to be in communications with the residents of Ladera to let them know his plans and to get comments from the community.
 - b. The limited traffic study done on March 1, 2 and 3 was discussed. The data indicated we have consistent cut through traffic on Tordera Drive below the roundabout and Ladera Boulevard going east and west from Bee Cave Parkway. Speed and large trucks have decreased since the posting of signs and discussions with Home Depot about their trucks cutting through the neighborhood. The presence of police has also deterred speeders on Tordera and Ladera Boulevard.
 - c. Monty stressed the importance of citizen involvement at the Bee Cave city council meetings, especially when it pertains to Ladera or things that will affect Ladera.
 - d. Monty talked about how citizen involvement (Steve Schmidt) had saved the city about \$800,000 in costs to bury electrical power lines along Bee Cave Parkway. The area is now being surveyed for that project. The City of Bee Cave will be contributing approximately \$1.3 million to bury the power lines.
 - e. Connectivity paths are a high priority for Monty as he takes the reins as Mayor of Bee Cave. The extension of the concrete walkway from RR620 and Bee Cave Parkway will be completed this year. Also, he is working to get some pedestrian friendly walkway for from the entrance to Ladera on Ladera Boulevard down to Target/Home Depot.
4. The meeting was closed and opened to resident questions.
 - a. The main citizen questions surrounded adding amenities

(Continued on Page 3)

IMPORTANT NUMBERS

LADERA HOA CONTACTS

President, Steve Schmidt 512-762-5073
pres@laderahoa.org
 Management, Stuart Jones..... 512-266-6771 x34503
stuart.jones@fsresidential.com

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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sec@laderahoa.org
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HELPFUL AND INFORMATIVE WEBSITES

DEVELOPMENTS ADJACENT TO LADERA:

Hill Country Indoor Sports.....https://hillcountryindoor.com
 The Backyard.....www.backyardaustin.com

GOVERNMENT AND SAFETY:

City of Bee Cave.....www.portal.beecavetexas.com
 Travis County Sheriff.....www.tcsheeriff.org
 Animal Control.....www.traviscountyttx.gov/
 health-human-services/animal-control

UTILITIES:

Water.....www.wtcpua.org
 Trash.....www.texasdisposal.com
 Electric.....www.austinenergy.com
 Gas.....https://texasgasservice.com

NEIGHBORHOOD NETWORKING SITES:

www.laderahoa.org
 www.nextdoor.com
 www.facebook.com

join the following groups on Facebook:

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

OFFICIAL LADERA HOA FACEBOOK GROUP PAGE



If you have a Facebook account, please join the newly created Ladera HOA group page called Ladera HOA Bee Cave. This group page was created to inform residents of Ladera about HOA news and business.

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(Continued from Cover)

to Ladera. Steve Schmidt explained that the development has little open space to add a pool, playground, etc. due to the requirement for open areas for water to drain. In addition, adding items like a pool and playground would most likely be cost prohibitive due to increased insurance costs and increase in dues and assessments. For there to be any changes like this, 67% of all 257 homes must vote yes.

b. The former discussion about gating Ladera was also discussed. The project has been tabled due to costs. There is no guarantee that 67% of homes will approve the idea, and up-front costs to even approach the city planning department will exceed \$10,000 with no guarantee of approval from city council without many costly requirements.

c. The issue of delinquent dues was discussed. Two residents are being pursued legally as they are extremely delinquent. The board is trying to manage the delinquencies in a cost-effective way as possible. One of Ladera residents who has served on an HOA board in another community stated that delinquencies are always an issue to address.

NEWLY ELECTED DIRECTORS JOIN HOA BOARD

The current Ladera HOA directors, Steve Schmidt (President) and Maneesh Sharma (Vice President), were joined by Paula Boyd (Treasurer), Andrea Willott (Secretary) and Bill Gattis (Special Projects) after the election held on March 20, 2018 at the Annual Ladera HOA meeting.





Sizzling Summer

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- Sizzling Summer
- All Star Week
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- STEM-ology
- Surf's Up
- Center Stage
- Level Up
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- Shark Tank Jr.
- Camp Rock
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The Children's Center Of Austin

*Offer valid for new enrollment only.



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Hill Country Indoor Open House

Join us for a day of family-friendly activities and games as we celebrate our recent opening!

SATURDAY, MAY 19TH, 2018
AT HILL COUNTRY INDOOR

13875 Bee Cave Parkway, Bee Cave, TX 78738

From 12pm - 8pm

For details on parking and activities, visit our website

*Let's party on
The Hill!*

hillcountryindoor.com/party-on-the-hill/

SPRING-SEMI ANNUAL NEIGHBORHOOD GARAGE SALE

If you have articles you would like to sell, Ladera will be having the semi-annual neighborhood garage sale on the following dates and times:

Friday, May 18 - 8am - Noon

Saturday, May 19 - 8am - Noon

Sunday, May 20 - 8am - Noon

You can contact Katie Dotson with questions at Katie.dotson@gmail.com. She can give you all the details.



PLAYGROUND IN LADERA

Several residents have suggested a playground for children in Ladera. Unfortunately, because of our topography and the Bee Cave City requirement for areas where rainfall can be absorbed, most of the green space in Ladera must be used for that purpose. When this land was developed, any streets and other hardscaping, which is called impervious cover, changed the way the natural drainage on this plot of land had been for centuries. The open spaces allow for proper drainage.

A great alternative to having our own children's playground is the area across Bee Cave Parkway called Central Park. It is designed with pavilions, basketball courts, a dog park and plenty of open space for folks to walk and children to play. Our tax dollars support Central Park. If you have not been there, please visit. If you are looking for a place to have birthday parties or other gatherings, Central Park is a great place.

MANAGING WATER CONSUMPTION TIPS FROM WTCPUA

As the warmer weather approaches and temperatures increase, here are some tips to manage your water consumption:

- Have your irrigation system checked by a professional including valves, sprinkler heads, and controller programming to ensure the system is watering in accordance with your desired time frames. It is recommended that the controller programming be reviewed after power outages since these systems may reset to factory default schedules.
- Make sure toilets are not running or that any other leaks are not present. Leaks are evident on the premises if all water is shut off and the water meter continues to spin.
- Make sure no unauthorized water use is occurring on your property.
- Manually read your water meter daily and revise water usage as appropriate.
- If you have an AMR meter, WTCPUA can provide data logs of usage up to 15-minute increments to assist with consumption management. There is a \$50 charge for these data logs.

Since WTCPUA is a wholesale customer of LCRA, you may qualify for an irrigation system evaluation and rebate on their WaterSmart program. Information and applications may be found at the website: <https://www.lcra.org/water/watersmart/Pages/rebates.aspx>



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



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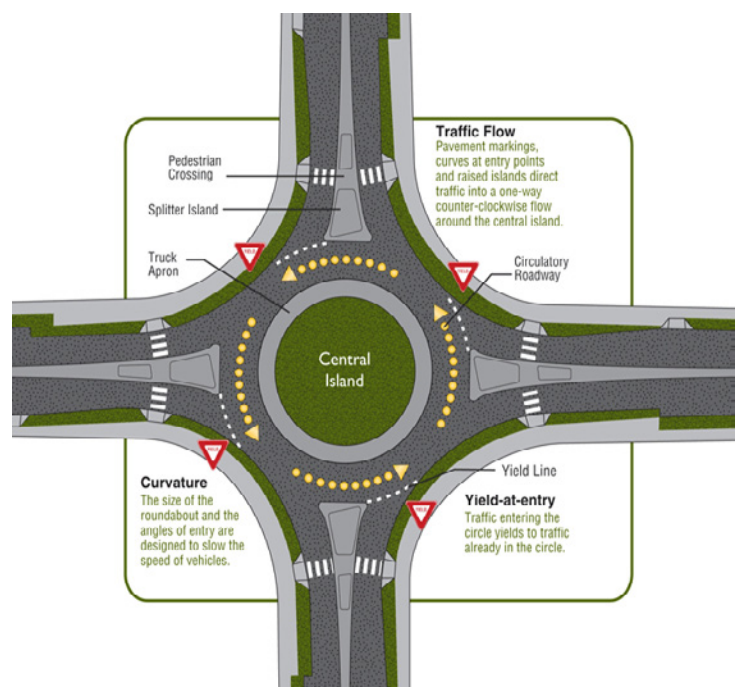
www.partnersinhopelaketraavis.org

HOW TO NAVIGATE THE ROUNDABOUT

We have a roundabout in Ladera and if you are new to using one, here is the proper way to navigate through it.

1. Slow down as you approach the roundabout. At this point, you should see a "Roundabout Ahead" sign followed by a "Yield" sign. The recommended speed is normally 15 - 20 mph.
2. Look to your left before entering the roundabout and yield to any oncoming traffic. Traffic already in the roundabout has the right-of-way. Do not enter unless a safe gap is present. If there is no traffic in the roundabout, you may enter the roundabout without yielding.
3. When there is a safe gap in traffic, enter the roundabout. Maintain a low speed as you maneuver through the roundabout and proceed to your exit.
4. Engage your turn signal as you approach your desired exit. This will inform other drivers that you wish to exit the roundabout, easing confusion.
5. Yield only to pedestrians in the crosswalk or emergency vehicles when exiting a roundabout. Remember that drivers inside the roundabout have the right-of-way. Unless a pedestrian is crossing the crosswalk or an emergency vehicle, such as an ambulance, is entering or exiting the roundabout, proceed through the exit without stopping or slowing down.

If an emergency vehicle is about to enter or has already entered the roundabout, do not stop in the roundabout. Instead, exit out your original destination and only then pull over



LADERA SPRING FLING GREAT SUCCESS

In spite of the unexpected cold front and change of venue, the Ladera Spring Fling on April 7th was a great success. Over 30 residents (including children) attended. The petting zoo was a huge success with many different small animals including rabbits, guinea pigs, lizards, chicks and ducklings. The tacos from Hat Creek were a big hit, too!

A huge thanks to Stephen and Katie Dotson for hosting the event at their home.

The next neighborhood event will be in July, so be on the lookout for those announcements!

NEED TO REMOVE YOUR TREE STAKES?

Metal stakes put in by the builder when the trees were planted which have been there longer than one year probably need to be removed. If they are still attached to your tree it will choke the growth and the tree will die.

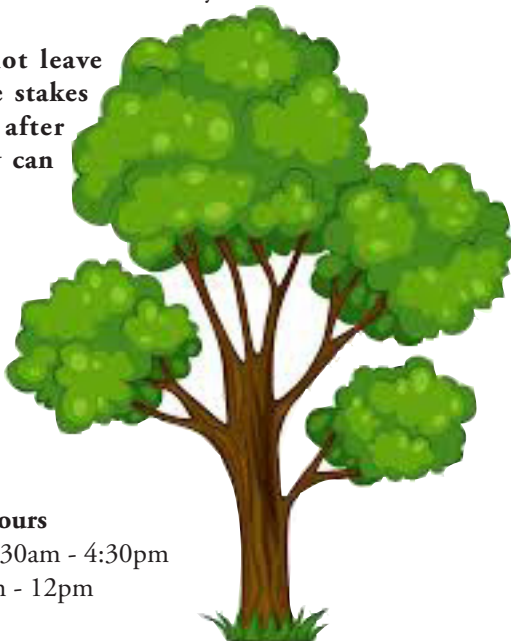
Call Ladera resident, Greg Giacona at 281-748-6400 or email him at greg328@earthlink.net. He charges a minimum of \$25 per tree. Well worth it since the stakes are very hard to remove.

If Greg is not available, email Steve Schmidt at pres@laderahoa.org and let him know you would like them removed.

Please do not leave the metal tree stakes in your yard after removal. They can be recycled at:

Gardner Metal Recycling
8408 S.
Congress Ave.
Austin, TX
78748
Phone: (512)
292-1022

Operating Hours
Mon. - Fri: 7:30am - 4:30pm
Saturday: 8am - 12pm



LADERA GOURMET CLUB

Join the Ladera Gourmet Club for an opportunity to enjoy great food and great neighborly company. The club meets monthly with four couples per home. Everyone will have an opportunity to host throughout the year. Hosts will provide the main meal and drinks, and the three other couples will provide side dishes and dessert. We are also looking for subs to join us when our regular members are unable to attend. For more information call or email Mattie Nickelatti, mattie530@gmail.com or 512-809-1663.

CLASSIFIEDS

BUSINESS CLASSIFIEDS (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.

PERSONAL CLASSIFIEDS (offering a one time sell item such as a bike) are free for Ladera residents, limit 30 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.



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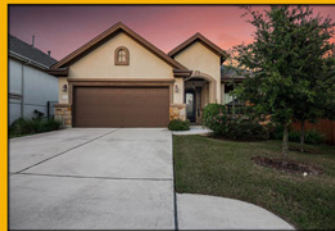
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4108 Tordera Dr.
4 Bed, 2 Bath, 2,413 SF
\$459,000



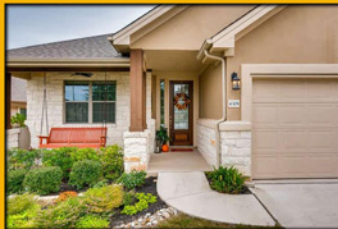
3909 Tordera Dr.
3 Bed, 2 Bath, 2,045 SF
\$424,900



14421 Senia Bend
3 Bed, 2 Bath, 1,935 SF
PENDING



3828 Vinalopo
3 Bed, 2.5 Bath, 2,121 SF
SOLD



4308 Tordera Dr.
3 Bed, 2 Bath, 2,024 SF
SOLD



26308 Countryside Dr.
4 Bed, 3.5 Bath, 3,780 SF
\$1,699,000



2305 Golf Links Ct.
4 Bed, 4.5 Bath, 4,510 SF
\$1,200,000



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



Cloudland Ct.
Barton Creek Lakeside Lot
\$450,000



2108 Cisco Dr.
Barton Creek Lakeside Lot
\$105,000

| Beds | Baths | Baths | Sqft | List Price | Sold Price | Days on | Beds | Baths | Baths | Sqft | List Price | Sold Price | Days on |
|------|-------|-------|-------|------------|------------|---------|--|-------|-------|-------|------------|------------|---------|
| 3 | 2 | 0 | 1,935 | \$415,000 | \$410,000 | 53 | 4 | 3 | 0 | 2,581 | \$489,900 | \$480,000 | 44 |
| 3 | 2 | 0 | 2,024 | \$415,000 | \$414,500 | 24 | 4 | 3 | 0 | 2,581 | \$559,900 | \$545,000 | 18 |
| 3 | 2 | 0 | 2,024 | \$389,900 | \$385,000 | 82 | 3 | 3 | 0 | 2,581 | \$525,000 | \$500,000 | 57 |
| 3 | 2 | 0 | 2,024 | \$399,900 | \$395,000 | 56 | 4 | 3 | 0 | 2,677 | \$455,500 | \$452,500 | 94 |
| 3 | 2 | 0 | 2,024 | \$410,000 | \$405,000 | 114 | 4 | 2 | 1 | 2,700 | \$454,500 | \$445,500 | 24 |
| 3 | 2 | 0 | 2,029 | \$439,500 | \$415,000 | 49 | 4 | 2 | 1 | 2,968 | \$469,900 | \$452,000 | 61 |
| 3 | 2 | 0 | 2,045 | \$429,000 | \$426,500 | 6 | 4 | 3 | 1 | 3,068 | \$519,000 | \$488,000 | 89 |
| 3 | 2 | 0 | 2,045 | \$419,900 | \$417,000 | 111 | 4 | 3 | 1 | 3,386 | \$780,000 | \$754,660 | 16 |
| 3 | 2 | 0 | 2,045 | \$424,000 | \$415,000 | 121 | 5 | 5 | 1 | 3,405 | \$595,000 | \$585,000 | 2 |
| 3 | 2 | 1 | 2,121 | \$440,000 | \$420,000 | 91 | 5 | 3 | 1 | 3,533 | \$565,000 | \$535,000 | 25 |
| 3 | 2 | 1 | 2,136 | \$449,900 | \$440,000 | 3 | 4 | 3 | 1 | 3,747 | \$575,000 | \$544,000 | 71 |
| 4 | 2 | 0 | 2,413 | \$469,900 | \$450,000 | 55 | 5 | 4 | 1 | 3,929 | \$629,000 | \$595,000 | 20 |
| 4 | 3 | 1 | 2,545 | \$424,900 | \$420,875 | 53 | Sold Stats Jan 1, 2017 thru April 9, 2018 | | | | | | |

