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Heads Up from Around the City

COMMUNICATIONS & PUBLIC INFORMATION OFFICE, CITY OF AUSTIN AGENCY

Wildfire Community Preparedness Symposium

Did you know that in February 2018 alone, the Austin Fire Department responded to more than 130 grass and brush fires? Wildfires are a fact of life in Central Texas, especially in the wildland urban interface, where many Austin residents live.

Come learn more about it at AFD's free 2018 Wildfire Community Preparedness Symposium on Friday, May 4! Continental breakfast and lunch are provided.

Register here: https://www.eventbrite.com/e/preparing-today-for-tomorrow-2018-community-wildfire-preparedness-symposium-tickets-44002549811

Carbon Monoxide Detectors Required

Beginning April 1, 2018, residential and commercial structures with gas or fuel-burning appliances are required to install and maintain carbon monoxide alarms.

In a dwelling unit, a carbon monoxide alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area.

A carbon monoxide alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to a sleeping area. They are relatively inexpensive and the homeowner can easily install battery powered units.

Travis County Board Volunteer Opportunity ATCEMS Advisory Board

The Travis County Commissioners Court is seeking applications from qualified individuals to serve on the Austin-Travis County Medical Services Advisory Board as a Travis County Representative. The role of the ATCEMS Advisory Board is to provide recommendations about the delivery of emergency medical services in the community and help promote high quality and efficient service throughout Austin and Travis County. A background in the delivery of emergency medical services is preferred but not required. Applicants must be residents of Travis County who live outside of the City of Austin. More information can be found at https://www.traviscountytx.gov/intergovernmental-relations/board-appointments. The deadline to apply is May 11, 2018. This is an unpaid, volunteer position.

Provide Your Feedback on Insect Screening Requirements

(La traducción en español esta abajo) The City of Austin Code Department is asking for public input about a proposed City ordinance that would require property owners to install insect screens on windows and exterior doors. All input received will be

(Continued on Page 5)

IMPORTANT NUMBERS

EMERGENCY NUMBERS	
EMERGENCY	
Fire	
Ambulance	
Sheriff – Non-Emergency	512-974-0845
Hudson Bend Fire and EMS	
Emergencies	
Information	512-266-2533
SCHOOLS	
Leander ISD	512-570-0000
Cedar Park High School	
Vandegrift High School	
Four Points Middle School	512-570-3700
River Place Elementary	
,	
UTILITIES	
River Place MUD	512-246-0498
City of Austin Electric	512-494-9400
Texas Gas Service	
Custom Service	1-800-700-2443
Emergencies	512-370-8609
Call Before You Dig	512-472-2822
AT&T	
New Service	
Repair	
Billing	1-800-858-7928
Time Warner Cable	
Customer Service	
Repairs	
IESI (Trash)	512-282-3508
OTHER NUMBERS	
River Place Postal Office	512 245 0720
Kivei Flace Postal Office	312-343-9739
NEWSLETTER PUBLISHER	
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Article Submissions	.riverreview@neelinc.com
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ARTICLE INFO

The River Review is mailed monthly to all River Place residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for the River Review please email it to *riverreview@peelinc.com*. The deadline is the 15th of the month prior to the issue.

In And Around River Place

YIKES, SNAKES ARE OUT AND ABOUT: Numerous snake sightings have been reported; some snakes were definitely venomous. One family found a large Coral snake in their back yard that became aggressive and had to be killed. Others report rattlers and rat snakes aplenty. Seems this is their mating season which might cause their typically timid behavior to become unpredictable or even aggressive.

If you spot a snake in your yard or just want to get checked out, don't hesitate to call our neighborhood snake guru, Rodney Reid at 512-554-6407. He has the know-how, the tools and the (gulp) nerve to investigate and take care of you.

City of Austin's Screening Requirement Update: In reference to the City of Austin's research into public opinion on requiring screens for all doors and windows, including (possibly) residences, there has been much discussion from homeowners, especially on Nextdoor. (The City's article and request for feedback is included in our Heads Up... series in this issue.)

Even though they say they're taking feedback into June, the Austin Code Education and Outreach Team recently informed one River Place resident that, in June, they would be evaluating feedback received through April 30th - which conflicts with their original notice. Our recommendation is to try to contact them if you have feedback to

offer as their study will not be concluded until June.

River Place Semi-Annual Garage Sale: The spring garage sale date is typically the first Saturday in May (May 5th this year) while the fall date is typically the first Saturday in October. This is a great time to rid your home of any giveaways you might want to set out and also to sell the extra items of value you might around that you just don't need or have room for.

Plan on being available with your items to sell throughout the morning as you can bet many shoppers will be cruising by early. And, if you're in need of things, be sure to get out early to get the best deals. However, be sure to also get out and vote (at River Place Elementary) for the River Place limited district on the 5th if you didn't make it to early voting. Best of luck and enjoy the day!

City of Austin Swim Lessons and Swim Teams Registration: While registration for the various City of Austin swim programs began April 2nd, late registration for the Spring Session is available during the first week of May, ending on Friday the 4th. We hope this notice reaches you in time. There are many locations and types of programs offered at many sites around the city. The brochure can be viewed online at: www.austintexas.gov/swimming. To register online, please (Continued on Page 5)



(In and Around River Place - Continued from Page 4) visit: www.austintexas.gov/parksonline

Coyotes Seem Fearless This Year: While reports of the numerous recent coyote sightings evolved into a joking session (some pretty funny) on Nextdoor, we're pretty sure our pets would not view coyotes as a laughing matter. Some have been seen near Big View Drive and Natural Ridge while others were seen all along River Place Blvd. from the country club to up near Sun Tree Park.

They've also been spotted in yards and wandering over toward China Garden Drive. Just because there's been joking, do not assume they are friendly or will run from you. If you're out and about on foot and spot coyotes, don't go for the selfie! Pick up your pet (if small) and head the other way quickly. They are not friendly! They are looking for food.

Vandegrift Summer Legacies Dance Workshops: The Vandegrift High School Legacies Dance Team is offering workshops: June 11th-14th, 7th-9th grades. Breakout classes offered in hip hop, jazz, contemporary, and drill team/kick, all taught by the Vandegrift Legacies Dance Team! For more details or to register go to: vhslegacies.org

There are also workshops being offered for grades 1st-6th on the same dates. Join the Vandegrift Legacies Dance Team for a fun week of dance instruction, crafts, snacks, and a show off dance on the last day! For more information or to register, go to vhslegacies.org

(Heads Up from Around the City - Continued from Page 3)

submitted to the Austin City Council on or before June 30, 2018, to inform the Council's decision about the proposed ordinance. After this public input period, the Code Department will submit a recommendation to Council for an insect-screens ordinance in Austin. This recommendation will be based on the current language found in the International Property Maintenance Code: "From [date] to [date], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed." Currently, no codes are in place to enforce insect screens in homes, though the Austin Health Department does enforce screens for restaurants. The Code Department wants to hear from you about the proposed requirements, so public input is included in the proposal and recommendation to Council. To provide comments, feedback or changes that you would like to see in the Austin version, please visit http://www.austintexas.gov/article/public-input-0.



Spring flowers are blooming & so is the real estate market!



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RIVER PLACE (MAYBE NOT SO) CLEVER QUIPS OF THE MONTH

Now that April Fools has past, it's comforting to know that everything on the internet is true again.

To the guy who invented zero, thanks for nothing.

This too shall pass. (It might pass like a kidney stone, but it will pass.)

Why give people a watch when they retire? They don't care what time it is.

I've learned two important lessons in my life. I can't recall the first one but the second one is I need to start writing stuff down.

Whoever the 'genius' is who invented one ply toilet paper, I'd like to shake his hand.

How to make blackened pizza: 1) Place pizza in oven. 2) Check your Facebook.

The Winter Olympics are really just several different types of sliding.

My wife says I never listen to her, or something like that.

Not to brag but I just went into another room and actually remembered why I went in there. It was the bathroom, but still........

My high school math teacher: I can explain it to you but I can't understand it for you.

It's hard to win an argument with a smart person, but it's damn near impossible to win an argument with a stupid person. -Bill Murray

Stay away from negative people. They have a problem for every solution. -Albert Einstein

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Feature River Place Location: Baylor Scott & White Clinic



The Baylor Scott & White Clinic, located near the entry to River Place just in front of the Residence Inn Marriott, has been the topic of some conversation recently, especially on Nextdoor, our neighborhood internet web site. We felt it might help

everyone to know what services are provided by the clinic and how they view their role in serving our community.

To clarify, they are NOT an urgent care clinic but an extended hours, walk-in, family practice. Other services in the building include a physical medicine and rehabilitation clinic and a neurology clinic.

They accept most major insurance and Medicare. They currently are out of network with HMO plans; however your insurance may have out of network benefits. For patients with BCBS HealthSelect, their physicians would have to be listed as your primary care physicians, or a referral is required.

On Nextdoor, the issue of a "facilities fee" was raised and

an amount of \$400 was referenced. However, Veronica Soto, Manager, Clinic Operations was quick to point out that their office no longer charges a facility fee or an urgent care fee.

Labs and studies (which may have been the source of the referenced fees) are subject to your insurance benefits. She commented that, "Our friendly staff can verify this information prior to services being rendered."

Ms. So to explained that their intent is to serve the community in the best manner possible. She suggests that anyone having any questions at all, are welcome to contact their office at any time to address any concern.

It seems to us that their medical services are quite comprehensive and their attitude toward customer care is very positive. What more could we ask from our River Place service providers? We suggest you give them a call when you want to find out if you should pay them a visit. Below are hours and phone numbers:

Primary Care Clinic: Mon-Sun, 8am-8pm. 512-327-4262 **Physical Medicine & Rehabilitation Clinic:**

Mon-Thur, 8am-5pm; Fri, 8am-2 pm. 512-654-4808 Neurology Clinic: Mon-Thurs, 7:30am-6pm. 512-654-4809 Baylor Scott & White Address:

10815 Ranch Road 2222, Austin, TX 78730





HOMEOWNERS" CORNER

by Steve Asbell

HOW TO PAINT THE EXTERIOR OF YOUR HOME (THE EASY WAY!)

Refresh your home's exterior for spring with a new paint job. Our step-by-step approach divides the work so you won't feel overwhelmed.

With the cost to paint a house's exterior averaging about \$2,500 nationally, homeowners longing for a new look may be considering their DIY options.

You don't need to be particularly handy to make your home's exterior look like new. All you need is some spare time between now and summer. You can wash your house in a day, prep it in a weekend, and finish giving it a dazzling makeover over the course of a few weeks (and for about one-fifth of the cost to hire pros).

I-DAY PROJECT: WASH YOUR HOUSE

If you aren't already washing your siding once a year, now is the time to start. This will remove any mold and mildew, expose any potential problems and get the surface ready for prep work and painting.

- A pressure washer is the most popular cleaning tool, thanks to its powerful spray but it's not a magic wand. In addition to patience, you'll also need protective eyewear, a couple of five-gallon buckets, a pressure-washing cleaning solution and a stiff brush.
- Soak the surface first to loosen up debris, and then start cleaning with a wide, sweeping motion, from the bottom to the top of each wall.
- To prevent damage, start spraying at a distance of 10 feet and work your way in. Wash windows, garage doors and cracked seals at the lowest setting or by hand.
- •If that big, loud pressure washer leaves you feeling a little gun-shy, you can get the same results with a scrub brush, bleach solution and garden hose.

WEEKEND PROJECT: MAKE REPAIRS

Once you've thoroughly cleaned your home's exterior, use the next weekend to prepare it for a paint job. On Saturday, sand, fill and weatherproof the surfaces. On Sunday, cover any stains with primer.

- Using a sanding block and razor blade, remove any protruding burrs or paint drips. To speed up the job, use a rotary tool or power sander.
- Patch and fill holes with the filler that's appropriate for your siding. For example, you can use wood filler on wood, but fiber cement siding (sometimes known as Hardie Board) requires cement patch. Sand when dry.
- Replace old caulk with either a small putty knife or painter's tool. Apply the caulk slowly for a smooth bead, using a damp rag to wipe up the excess. Practice in an inconspicuous area if needed.
- Replace any rotted trim or siding immediately. This will definitely add some time and cost to your project, but it sure beats painting over rotted wood and a colony of termites.

- Spend Sunday applying primer, following the manufacturer's instructions. Even if you plan on painting with a two-in-one paint that includes primer, old paint jobs and stained areas will still need a layer of primer to help paint adhere. If you run out of prime-time this weekend, finish when you kick off the next project next weekend.
- In the meantime, do some planning. Decide on a paint palette with two or three colors (base, trim and accent) and get ready for the fun part.

MONTH-LONG PROJECT: PAINT!

Once your exterior is washed and prepped, give it a total overhaul with new paint, trim and accents.

Week 1: Upgrade the front door casing

- Once you've found the perfect style, take measurements and plan out the placement on paper before purchasing and cutting the lumber
- If feasible, purchase rot-resistant PVC trim. Pressure-treated wood is cheaper but must be preserved, dried and primed before installation.
- To remove the old casing, cut through the caulk with a utility knife and carefully remove casing with a pry bar.
- Cut the new casing to size, letting it sit flush against the bottom.

Week 2: Paint the siding

- This can be done in the afternoon or evening, so tackle the job in sections. Shake and stir the paint before you begin for even coverage.
- Cover any light fixtures, doorbells, and windows where you intend to paint, and use an angled brush to paint along edges without making a mess. Use a roller to fill in the broad areas, working from top to bottom. Paint the trim last, wiping up any stray spatters with a damp rag.

Week 3: Apply a second coat

- Sand out any paint drips or debris.
- Paint the siding and trim another coat.

Week 4: Tackle the details

- Paint the front door the color of your dreams.
- Add shutters, if you like.
- Upgrade and add extras: new crown molding for the porch, a doorbell, a new house number, door handles, and light fixtures.

Be sure to gain association approval before beginning your project. The Architectural Compliance Committee will quickly review your request and approve or make you aware of any complications. Call 512-339-6962 for assistance.



4 HOME IMPROVEMENTS WITH HIGH RETURNS

Article courtesy of Diane Bennett, RE/MAX Capital City

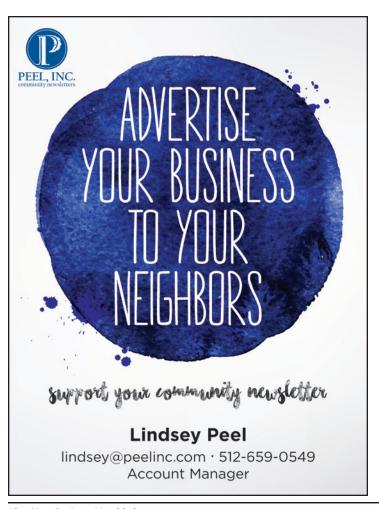
Remodeling your home can be a great way to increase its value and ensure you get good returns when it comes time to sell. But before you go tearing out your floors or adding another bedroom, take note: Not all projects are created equal. In fact, according to recent data from Remodeling magazine's Cost vs. Value report, there's a pretty big discrepancy between which projects deliver high returns and those that don't. Want to make sure your remodels are worth the effort? Here are some top options:

- **Get a new garage door.** It seems simple, but replacing your garage door is the most value-adding project you can take on. On average, it delivers returns of more than 98 percent upon resale.
- Focus on curb appeal. Upgrades to exterior areas saw serious growth over the last year. Wood deck additions increased over 18 percent in value, while stone veneer installation value was up almost 14 percent.
- **Replace your entry door.** Don't bother sprucing up old doors. Replacing them with steel models can deliver a whopping 91 percent ROI. And at an average cost of \$1,471, they're one of the most affordable updates for your home.

• Upgrade your kitchen. Minor kitchen remodels continue to be a top value-adding project. This year, the average small remodel adds about \$17,193 to your home's value and recoups more than 81 percent of your costs.

You might want to rule out projects like backyard patios, master suite additions and major kitchen remodels -- they're notorious for low returns. If you're looking to boost your home's value and increase its marketability, focus your efforts on projects that improve aesthetics and add ease and convenience instead.





SUDOKU

e challenge is to fill every row across, every column down, and every 3 box with the digits 1 through 9. Each 1 through 9 digit must appear aly once in each row across, each column down, and each 3x3 box.

	3		6		7	1			
View answers online at www.peelinc.com	7			8	4			5	١
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	9				8	6	7		

VOTE YES MAY 5: RIVER PLACE LIMITED DISTRICT



While much as been said regarding the importance of voting for the limited district, it might help some to hear it explained once again but a bit differently. We hope this notice reaches you in time. The limited district, if ratified by our vote, will continue to oversee our solid waste disposal, trails, parks and even more. By more, for example, we mean things like the tennis courts at Woodlands Park, basketball court and the pavilions. And we currently have a reservation system for each of these. What would happen with that system if the City of Austin (COA) took over? It is hard to say how long we might still have it. Would the soccer and lacrosse fields be maintained and re-sodded as needed like they are now?

The point here is that it is hard to imagine that the City of Austin would have the capacity to provide the level of service and care we have become accustomed to with our local oversight. When we have a problem reserving a tennis court for example, we have a person to call, Misty Henderson at Inframark (formerly Severn Trent.) Misty will access the system to determine what's wrong and even reserve a court for you while things are being worked out. Would we receive that level of personalized service from the COA? We can't say for sure but most likely not.

Lastly, the cost of maintaining this high level of service will actually be less than if we convert to COA oversight. This is what really seals the deal. Once the COA's increased costs for solid waste disposal/trash removal were to kick in, we would actually be paying more than we are now. So, why would we want to pay more for less? We can't imagine any good reasons.

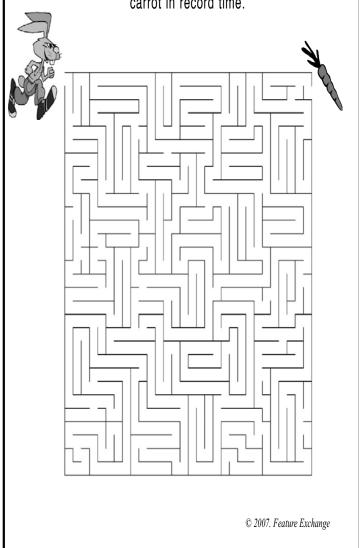
The MUD/Limited District has been quite efficient in the past. They even have a \$950,000 surplus in hand for future maintenance and improvements. So we don't see our costs going up significantly for quite some time, if ever. And this surplus, our money, would be simply handed over to the COA if we don't ratify the limited district. We seriously doubt if that money would be reserved for River Place upkeep.

So, for all these reasons, we strongly encourage everyone who didn't vote during the early voting, to get out and vote yes for the limited district and yes for the associated tax levy which funds the limited district. (It would make no sense to vote for one and not the other.)

Election Day location local – Polls open 7am – 7pm: River Place Elementary, 6500 Sitio Del Rio Blvd. It just makes good sense to ensure that our community receives the very best care!

Kidz Maze Mania

Robby the Rabbit is training for a marathon. Help him get through the maze and find the carrot in record time.





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DOUBLES STRATEGY

Remember old school doubles where both players are at net to play attacking tennis? But now we see, especially on the pro tour, that there are many big groundstroke hitters forcing the one up one back formation. The server simply can't always handle the screaming returns. With primarily the two-at-net formation in mind though, let's talk about how we can stay aggressive to cover the 4 types of passing shots:

- 1. First is the shot up the middle to confuse the net players. Who should cover this shot?
- 2. The lob. Don't we all hate the lobs?
- 3. The sharp crosscourt designed to hit behind the two shifting net players.
- 4. Last comes the insulting down the line shot intended to foil the poacher.

Tennis Tip: So the net players need to effectively cover all 4 of the passing shots. The strategy recommended is one I like to call 'Follow and Stagger.' When the server (or returner) comes to net, this player is the insurer while the partner at the net is the aggressor. The idea is that the team moves to where the ball is hit but remains in a slightly "staggered" formation, with the insurer a few feet back.

A ball hit to the middle is normally normally be covered by the insurer as the team moves in that direction. The team is staggered a bit though as the aggressor stays close to the net. The 'follow' idea is to stay equidistant from each other so that the court is effectively two thirds covered, sometimes necessarily leaving openings for a difficult shot to be attempted by the opponents.

The insurer, being a bit further back, is also the obvious one to cover the lob, leaving the aggressor at the net to pick off any weak attempts to return the possible overhead. Sharp crosscourts are covered by the obvious player from that side with the team moving in that direction and the other player dropping back a bit to stagger as needed. The same goes for balls hit up the line; the team slides over to that side, covering that half to two thirds of the court.

The concept is simple and we mostly understand it-we just don't always do it. Think in terms of staying aggressive yet in tandem with your partner, following the ball in a staggered manner. This formation provides a flexible coverage that is difficult to defeat and can be so frustrating. Constant pressure is the key. You are covering all the shots most of the time. Stay aggressive and see if your opponents don't start to miss their shots as they try to go for too much!

If you have a question on these techniques, feel free to call or text me.

Walter: 512-497-9971

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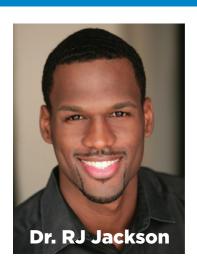
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