



What Happens When There is a CC&R Violation?

The Ladera HOA board gets many comments and questions about residents who violate the CC&Rs. Examples are trash cans in view, unkept yards which include weeds, brown or dead grass and plants, edging along sidewalks, trailers parked on the street, unsightly items in driveway/yard, and unapproved changes to property. The questions focus around “what is the HOA board doing about it?”. The board sends out up to 20 letters per month to residents who have violated a CC&R in one way or another. The resident has a time limit on correcting the situation. If it goes uncorrected, after a certain length of time, the Ladera HOA has the right to impose fines and even place a lien on the property. In very extreme cases, the board may start the foreclosure process on the home. It can seem at times that nothing is being done, but the board is always trying to correct the situation with a resident.

First, all residents need to become familiar with the Ladera CC&Rs (Covenants, Conditions and Restrictions) and the By-Laws. Every resident can access these, which are part of the community documents, at the www.laderahoa.org website. In addition, the community documents were given to you at the closing meeting of your home.

Second, Ladera HOA board members receive emails from residents complaining about yards, garbage cans, parked cars, etc. These complaints need to be sent to our management company, FirstService Residential, at info@laderahoa.org. These notes are confidential.

Third, before reporting a neighbor for a violation, find out a little more about the problem. For example, if you see a garbage can at the curb after the time limit for removing it from the curb, take it off the street for your neighbor. Also, I have contacted neighbors when I see the yard turning brown and have found that they were unaware of an irrigation system which was not working properly. In other words, be a good neighbor!

Fourth, and finally, unfortunately, no neighborhood is perfect and there will always be a few “bad apples”. The Ladera HOA board is working hard for the residents of Ladera. We all live here, too, so we want Ladera to be a great and attractive neighborhood!

STOP!

Do not make any alterations or improvements to your property, including landscaping, without the approval of the Ladera HOA Architectural Committee. Here is a partial list of projects which must have approval prior to commencement:

- Removal of any landscaping planted by Taylor Morrison
- Change of grass type
- Hardscaping
- Changing the paint color of the exterior of your home
- Addition of patio covers or screens

Contact FirstService Residential at info@laderahoa.org if you are in doubt. They can direct you where to get the architectural committee application.

Responsibilities of Residents According to CC&Rs

1. Weed control of sidewalks in and around resident's property.
2. Mowing and weed control around power boxes located on resident's property.
3. Mowing and weed control of all areas within the property line of the resident, even if that area falls outside of the fence line.

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.

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 512-767-6613

NEWSLETTER PUBLISHER

Peel, Inc. 512-263-9181
 Editor..... Andrea Willott
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 Advertising..... advertising@peelinc.com

HELPFUL AND INFORMATIVE WEBSITES

GOVERNMENT AND SAFETY:

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

UTILITIES:

Water.....www.wtcpu.org
 Trash.....www.texasdisposal.com
 Electric.....www.austinenenergy.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
 Ladera HOA Bee Cave

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It Might Be Time to Paint the Exterior of Your House

With most of the homes in Ladera being built in 2012-2013, it might be time to repaint the exterior of your house. The brutal Texas heat and unpredictable weather can age a home over time and make it begin to look tired. Your house is almost the biggest investment you will ever make and for it to appreciate in value, curb appeal is critical. Ask any realtor.

Before you do repaint you must use the same paint color that was originally used on the exterior of your home. If you are planning to change the color, the Ladera HOA Architectural Committee must review your application and approve it.

A few Ladera neighbors have already repainted their exteriors, including trim. If you are looking for a good, reliable painter, check with your neighbors either by using the Ladera, Bee Cave Facebook Group Page or Nextdoor.com. Cheaper is not always better, so this is a project you do not want to give to the lowest bidder!

Moisture Meters



online at Amazon or most likely at Home Depot or Lowes.

One of the quickest and simplest ways to determine how much water to give your garden and/or potted plants is to purchase a moisture meter! It will prevent overwatering and help you monitor the length of time to run each zone in your irrigation system. There are many different types, but the one pictured is easy to use and can be purchased

Ladera Ladies Happy Hour at Sonesta Wednesday, July 11

Ladies of Ladera, come to happy hour from 5pm-7pm on Wednesday, July 11th at the Sonesta Hotel rooftop lounge. Contact Charlotte Parker at charlotte.parker@ymail.com for questions.

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July Gardening To Do List

Plant:

Succulents
Container plants

Prune:

Dead head flowering plants
Last chance to cut back fall blooming perennials (like aster) that are setting buds

Fertilize:

Bougainvillea with high nitrogen
Container annuals

Insects:

Watch for aphids and spider mites. It's easy to spray them off with a hard blast of water. Be sure to get the undersides of the leaves.
Aphids and other insects can plague crape myrtles and

other trees in summer ("raining trees" are due to the honeydew secretions). Blast with water hose on regular basis.

Lawn:

Keep the lawn mower setting up to high. Keep the roots cool by leaving the grass long. Don't remove more than 1/3 of the top at a time. Leave clippings on the lawn to naturally fertilize.

Other tasks:

Deeply water new plants. Even if rain comes, check the soil to 3" deep to make sure their roots have water. A brief shower doesn't mean it penetrated to the roots.

Tips:

Prune herbs often to encourage new growth
Avoid over-watering perennials and annuals in hot, humid conditions. To avoid root rot, check soil moisture. Water deeply and then let dry out.

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 to get involved.

www.partnersinhopelaketraavis.org



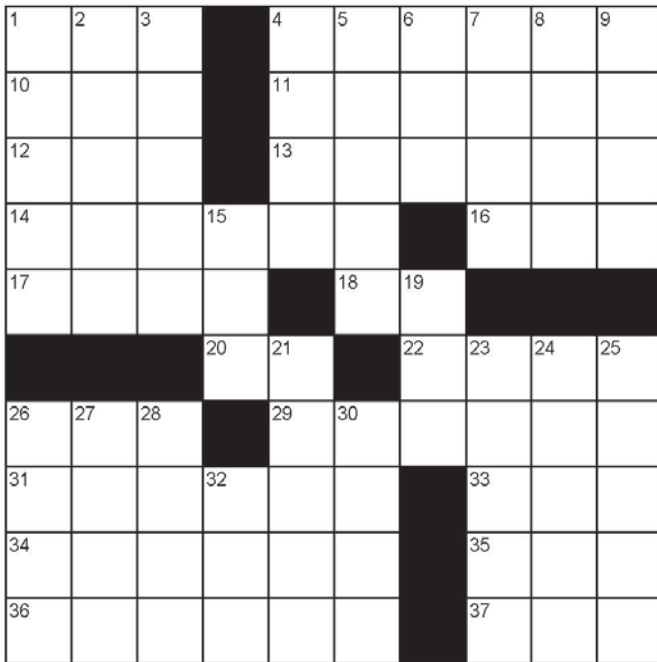
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ACROSS

1. Food and Agriculture Organization (abbr.)
4. Scales
10. Hovercraft
11. Type of phone
12. Regret
13. State capital
14. Indian weapons
16. Part of a min.
17. Information
18. Hey!
20. Fire department (abbr.)
22. Captain (abbr.)
26. Pouch
29. Woman in the Old Testament
31. Absence of values
33. Time period
34. National capital
35. Official canine registry (abbr.)
36. Pseudonym
37. Change hue

DOWN

1. Unit of electric capacitance
2. Sporty car brand
3. Unconcealed
4. Animal stomach
5. Crummy
6. Possessive pronoun
7. Welcome rugs
8. Cheese
9. In __ (together)
15. Clod
19. Fall mo.
21. Divinity
23. Leading
24. Jaunty
25. Draw over
26. Baby's "ball"
27. After awhile
28. __ girl
30. Sew together
32. First day of wk.

View answers online at www.peelinc.com

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MANDATORY WATER RESTRICTIONS IN EFFECT

WTCPUA has implemented mandatory watering restrictions as of July 1st.

Here are the guidelines:

Odd Addresses may water on Wednesdays and Saturdays from 4am-10am and 7pm-Midnight

Even Addresses may water on Thursdays and Sundays from 4am-10am and 7pm-Midnight

To avoid very high penalties, please adhere to the above schedule. Get your irrigations system checked and programmed as not to waste water or accidentally water outside the allowable times.



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308 Meadowlark St. Lakeway, TX 78734-4717

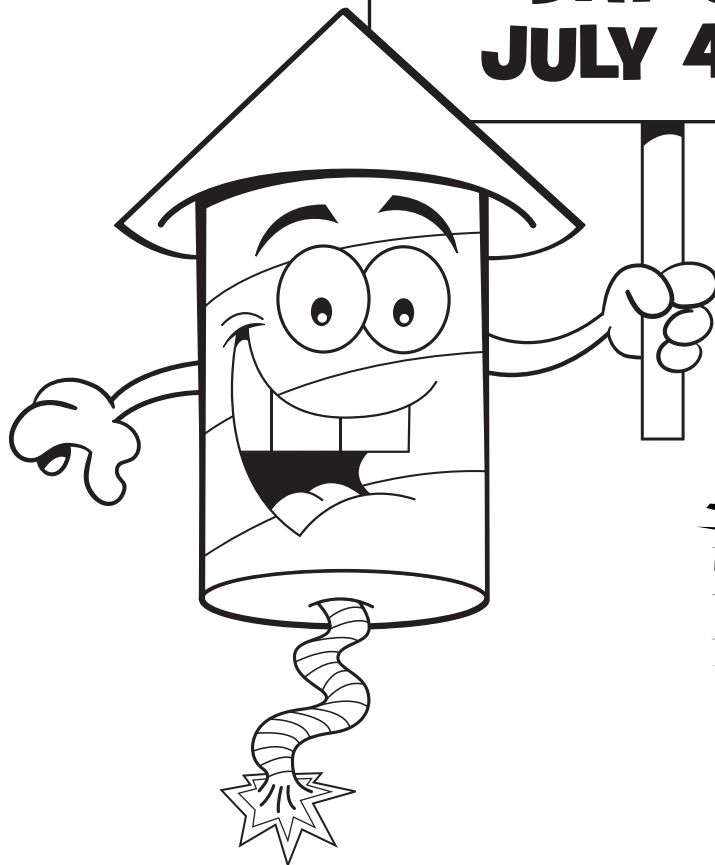
We will select the top few and post their artwork on our website at www.peelinc.com/index.php/kids-club

DUE: July 31st, 2018

Be sure to include the following so we can let you know!

Name (first name, last initial): _____ Age: _____

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