



Ladera Townhall Meeting Notes

On July 16, 2018, about 75 Ladera residents gathered at the Sonesta Hotel to hear a presentation by Adrian Overstreet.

Purpose: To get a general idea if residents of Ladera were in favor of Adrian Overstreet constructing a road on his property which lies between the back of Tambre Bend and Target. He needs Ladera support to go before the Bee Cave City Council to get his plan approved

History of the Property:

Originally part of a large tract of land purchased by Home Depot USA, Inc. At the time, the property was outside the city limits of what was then Bee Cave Village.

In 2000 a development agreement was signed by Home Depot USA, Inc and the Village of Bee Cave (Ordinance 00-11-14c). The development agreements were popular when the Village of Bee Cave was trying to attract businesses to the area.

To summarize the most important stipulations of that agreement:

- The term of the agreement commenced on the effective date and continues in perpetuity.
- The agreement, whole or part, may be assigned to any subsequent developer or owner of all or a portion of the land.

Currently:

Mr. Overstreet is bound by Ordinance 2008-15 which is an amended version of the original development agreement cited above.

The road will run behind Target and connect at Bee Cave Parkway where Target has the option of erecting a monument sign at

He does not know what will be developed on the property.

He is willing, if it is legal, to set aside the original development agreement and renegotiate a new ordinance with the City of Bee

Cave. An example would be to increase the buffer between the backyard walls on Tambre Bend and his property from 30 feet to 100 feet. This would be enough room to construct a walking trail connecting Ladera Boulevard with Bee Cave Parkway.

The new road may or may not decrease traffic currently cutting through Ladera, but it might help. If Mr. Overstreet develops the property he will work with Ladera and has said when he does construct anything on the property, envisions several buildings with a smaller footprint which will blend in with the trees and current topography.

This is a valuable piece of real estate and if Mr. Overstreet does not build the road it could be sold to another developer who does not care about the wishes of Ladera residents. It would be wonderful if the property could remain as is, but someone will develop it in the not too distant future and Mr. Overstreet has proven to be a “man of his word” and eager to work with residents.

At the townhall meeting, after a show of hands in favor of the road, the Ladera HOA will proceed to work with the City of Bee Cave and Mr. Overstreet.

The Ladera HOA will notify residents if and when this item will appear as an agenda item at the Planning and Zoning Commission meeting and the City Council Meeting. The more Ladera residential support the better. The Bee Cave City council does listen to its constituents and your comments matter to them.

If you have a Facebook account and have not joined the Ladera HOA Bee Cave group page, please do so as that is where official HOA business and information is posted for the residents of Ladera.

Upcoming HOA Project

Safety is a big concern for the Ladera HOA. The Ladera entrance sign on Bee Cave Parkway is poorly lit and can be difficult for residents and visitors to see at night. Therefore, the Ladera HOA is currently getting bids to upgrade the lighting at that entrance sign, as well as the entrance sign on Ladera Boulevard. It will really

enhance the community by not only creating a more attractive entrance, but also to enable everyone to see that area in the dark. In addition, we want to be able to decorate for the holidays, and with the upgrade, it will allow us to do so. We will keep you updated on the progress of this project.

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
sec@laderahoa.org
 Advertising..... advertising@peelinc.com

HELPFUL AND INFORMATIVE WEBSITES

GOVERNMENT AND SAFETY:

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

UTILITIES:

Water.....www.wtcpu.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
 Ladera HOA Bee Cave

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.

STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

Steve Brouger
512.276.7476

2605 Buell Ave



DID YOU KNOW?

While just about everyone is familiar with the North and South Poles, none of us knew that there was such thing as a West Pole. In 2007, the Texas Legislature declared the West Pole of the Earth to be located in Bee Cave, TX.”

Here is the actual resolution:

H.R.A No. 2933

RESOLUTION

WHEREAS, because the great, sovereign State of Texas has been unquestionably blessed by its Creator; and

WHEREAS, Proof of such blessings lies in the unquestionable fact that, when created, Texas received, along with all the other blessings given to the Earth, taller, billowing prairie grasses; gentler, winding, clear rivers; bluer skies; redder sunsets; faster horses; more unique animals; the most beautiful wildflowers, each honored with its very own season and the most beautiful of which is the bluebonnet, which is found only within the boundaries of Texas; fatter deer; oranger longhorns; more beautiful women; smarter children; and kinder men; and

WHEREAS, Instilled within those blessed to reside within the borders of the state is a fierce pride, which provides assurance that this portion of Earth will flourish and not perish and that its inhabitants will band together and fight, if need be, to the death to preserve the blessing of the land and its contents; and

WHEREAS, When this Earth was set forth, it was set perfectly and with its own distinct boundaries; those boundaries include the Northern Pole of the Earth and the opposite, Southern Pole of the Earth; and

WHEREAS, It therefore stands to reason that a West Pole of the Earth would be understood to exist, and that it would be designed to be placed in the blessed and beloved Texas territory; and

WHEREAS, The location of the West Pole has been searched for, researched, and found to be located at 30 degrees, 18.25 ' north latitude and 97 degrees, 56.28 ' west longitude, in **Bee Cave, Texas**; now, therefore, be it

RESOLVED, That the House of Representatives of the 80th Texas Legislature recognize the presumed site of the West Pole as being in the sovereign State of Texas and acknowledge and accept it as justifiable and deserved, to add to the greatness of Texas.



BACK TO SCHOOL

The Children's Center Of Austin

CCOA-STEINER RANCH 4308 N. Quinlan Park Rd. Suite 100 Austin, TX 78732 512.266.6130	CCOA NORTHWEST AUSTIN 6507 Jester Boulevard Building 2 Austin, TX 78750 512.795.8300	CCOA-WESTLAKE 8100 Bee Caves Rd Austin, TX 78746 512.329.6633
--	---	---

Texas Gardener's September Checklist

Wow, it's been hot. Now is the time to clear out summer's leftovers to make way for your fall garden's perennials, trees and shrubs.

September is a pivotal month in the garden. It's the gateway month between summer and fall gardening, moving us into cooler-weather fare. So, if you can bear the heat, hang in there and get outside. Next year's garden will thank you for the work you do right now.

Clean up your spring and summer garden. That way you'll make room for your cooler-weather plants.

- Remove any plant that is dead, including spring and summer annuals, like petunias, impatiens and vincas.
- Get rid of your old summer vegetables that are no longer producing, like tomatoes, summer squash and summer greens.
- Trim any plant that is still robust but is seeing the effects of the hot summer months.
- Add all of this garden debris to your compost pile unless it is disease or pest ridden, then moisten the pile and turn it thoroughly.

Plant perennials. Fall is a wonderful time for planting perennials, and virtually any perennial that is suitable for growing in zones 7 or 8 is a good choice.

Consider adding **Mexican mint marigold** (*Tagetes lucida*),

Mexican bush sage (*Salvia leucantha*), **purple coneflower** (*Echinacea purpurea*), **yellowbells** (*Tecoma stans*) and **autumn sage** (*Salvia gregii*).

Planting perennials in the fall gives them the cooler months to establish deep, healthy roots, so your spring growth will be much larger and robust.

Plant trees and shrubs. Beginning in September and moving into October and November is the preferred time to plant all trees and shrubs. Just like perennials, trees and shrubs that are planted in the fall will have the winter months to establish a deep root system. Their spring growth and drought resistance will be much better than if you plant them in the warmer months.

Start a wildflower garden. You'll have until Thanksgiving to plant seeds, but the first part of September until early October is the best time.

Wildflowers like **bluebonnets** (*Lupinus texensis*), **Indian paintbrush** (*Castilleja*), **Indian blanket** (*Gaillardia pulchella*) and **purple poppy mallow** (*Callirhoe involucrata*) require full sun and well-drained soil to flower best. You can buy seed mixes from your local nursery or botanical center. Wildseed Farm near Fredericksburg will have seeds (www.wildseedfarm.com). They have a great website and sell seeds and give great planting advice on that site.

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

Does Newsletter Advertising Work?

IT JUST DID!

To Reach Your Community Today Call

512.263.9181

www.peelinc.com



Table for 8

Table for 8 is a fun and exciting way to connect with neighbors from Ladera in a casual and relaxed atmosphere! Couples of all ages are welcome. We had our kick off in August and will meet monthly thereafter through December. Dining groups will change monthly, so you'll always get to know someone new. The menus are already selected each month. We'll gather in groups of 8 at the Host's house. Come join us and learn to cook something new, expand your palate and meet neighbors! Call or email Mattie Nickelatti at 512-809-1663, Mattie530@gmail.com or Kim Battle at 512-638-0038, BattleIsMyName.o@gmail.com.

Here is a sampling of the "Flight of Bites" we had at our kick off gathering:

ARGENTINA: GRILLED SKIRT STEAK WITH GREEN AND SMOKEY RED CHIMICHURRI
CARIBBEAN: COCONUT LIME RICE PUDDING
CHINA: CHICKEN LETTUCE WRAPS
GERMANY: BEER SIMMERED BRATWURST
ITALY: LEMON RICOTTA COOKIES WITH LEMON GLAZE [DESSERT]
PERU: CEVICHE ON SWEET POTATO ROUNDS
VIETNAM: BANH MI PORK BELLY SLIDERS
USA: NEW ORLEANS MUFFALETTA SAMMYS WITH OLIVE SALAD
MEXICO: CARNE ASADA STREET TACOS WITH ONION-CILANTRO RELISH
THAILAND: CHICKEN SATAY SKEWERS WITH PEANUT SAUCE

DON'T FORGET 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.



S&A
SERENE HILLS DENTISTRY
dentistry done differently

Drs. Sara & Ali Golshani provide dentistry for the entire family.
(512) 334-0345
WWW.SERENEHILLSDENTISTRY.COM

NO INSURANCE? \$199 exam, x-rays & regular cleaning or ask about our membership program!

The Ladera Bulletin

At no time will any source be allowed to use the Ladera Bulletin contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Ladera Homeowners Association and Peel Inc. The information in the Ladera Bulletin is exclusively for the private use of Ladera residents only.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.



Full Service Print Shop Large Run - Short Run

BOOKLETS • BROCHURES • BUSINESS CARDS
EDDM POSTCARDS • NOTEPADS • FOLDERS
DOORHANGERS • HANG TAGS • LETTERHEAD
CALENDARS • POCKET POSTCARDS • POSTERS
RACK CARDS • TABLE TENTS • & MORE

512-263-9181
QualityPrintingOfAustin.com

MENTION THIS AD AND RECEIVE 20% OFF
EXPIRES 9/30/2018

LADERA HOME SALES

As of August 10, 2018, 13 houses in Ladera have sold this year and currently, one additional home is under contract with another additional three active listings. Lately, homes in Ladera are selling within six weeks of being listed. We have a very mobile community and because Ladera is located very close to major thoroughfares, our community is very desirable. Here is some advice if you are considering selling your home.

Selling a home can be complicated—you're probably trying to purchase another property while selling this one. Using a realtor will save you time and money by setting the correct price for your home, marketing and showing your property, advising you about the pros and cons of offers submitted for your home, helping you negotiate favorable terms, and negotiating on your behalf.

Set a Price

If you ask too much, you may not find a buyer. If you price the home too low, you'll cheat yourself out of money. Websites with quickie value estimators aren't the way to determine the value of your home. Go to the only people with the data and the expertise to accurately read your market: REALTORS®.

Market Your Property

In preparing your home for viewing by prospective buyers, remember that people buy on emotions. Your home must feel right or buyers will look elsewhere. Look at your home objectively and listen to suggestions from your agent about ways to make your home more appealing, such as cleaning, decluttering, removing personal items, making cosmetic repairs, etc.

Consider Your Options

When a buyer makes an offer, what do you do? Your REALTOR® will help you review it. If you're lucky enough to have more than one offer, he or she will discuss your options to do what's best for you. Once an offer is accepted by you and the buyers, the buyers will perform inspections and finalize the deal.

FIRST DAY OF FALL

The September equinox is the moment when the Sun appears to cross the celestial equator, heading southward. Due to differences between the calendar year and the tropical year, the September equinox can occur at any time from the 21st to the 24th day of September. This year the **first day of Fall or September equinox, begins Sunday, September 23rd in 2018**

BICYCLES, BLUES & BREWS

Ladera Ladies Happy Hour First Wednesday of Each Month

Ladies of Ladera, come to happy hour from 5pm-7pm the first Wednesday of each month. Contact Charlotte Parker at charlotte.parker@ymail.com for questions and/or to get on the email distribution list.



CITY OF BEE CAVE PARKS & RECREATION
+ HILL COUNTRY GALLERIA

Present

BICYCLES, BLUES & BREWS

Sing Along to the
BLUES

AS YOU ENJOY
BEER TASTINGS
From local breweries

**HILL COUNTRY GALLERIA
CENTRAL PLAZA**

SATURDAY 15 Sept **27 pm**

BRING YOUR OWN BIKE TO RIDE +
LEARN ABOUT BICYCLE SAFETY AND MAINTENANCE

Bring your bicycle to ride in the "no vehicle zone" at the Hill Country Galleria.
HILLCOUNTRYGALLERIA.COM

HILL COUNTRY GALLERIA City of BEE CAVE BICYCLE RECREATION HILL COUNTRY GALLERIA

Partnership for Children

On Thursday, September 20, 2018, Partnerships for Children will host the 7th Annual Girls and Giving at The Hotel Van Zandt in downtown Austin. It will be an evening of giving back as we enjoy food, signature cocktails, exciting raffles, live music, and dancing!

Last year our event sold out, so if you have not already reserved a spot, we encourage you to act now – you don't want to miss this opportunity! You can view a complete listing of sponsorship benefits and purchase your tickets on our website - www.partnershipsforchildren.org.

As a nonprofit in Central Texas, Partnerships For Children leads a collection of programs that offer resources, support, and comfort for foster children and families in our community. Our accessibility to Child Protective Services, efficient practices, and ability to connect with kids at all stages in their lives allow us to better serve those who need us most by providing real and impactful solutions.

PARTNERSHIPS FOR CHILDREN AND
GIRLS + GIVING 2018 PRESENT

*Girls Just Wanna
Have Fun*

SAVE THE DATE
Thursday, September 20 | 8:30 pm
Hotel Van Zandt

Sponsorships available now and ticket go on sale in August.
www.partnershipsforchildren.org

Saturday, September 15th 2pm-7pm

The Hill Country Galleria is teaming up with the City of Bee Cave Parks & Recreation to host the first ever Bicycles, Blues & Brews event!

Sing along to the blues as you enjoy beer tastings from local breweries and learn about bicycle safety, watch demos and rent bikes courtesy of Bicycle Sport Shop. Bring your bicycles to enjoy riding in a vehicle free zone!

The fun starts in the Central Plaza at 2pm!

Blues music line-up:

2pm-4pm: Alan Haynes Band

4pm-6pm: Kathy & The Kilowatts

Brews sampling line-up:

Treaty Oak Distilling & Brewing

Twisted X



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

LAD

kw LAKE TRAVIS
KELLERWILLIAMS.REALTY

1921 LOHMANS CROSSING STE 100
Austin, Texas 78734
713.825.4737
williamgattis@kw.com

Bill Gattis
Experience • Knowledge • Service



Each Office Independently Owned and Operated

**Ah September!
Time to celebrate
the end of
summer and the
beginning of fall.
The Autumnal
Equinox... when
the sun rises and
sets exactly in the
east and west, and
the nights become
longer than the
days. As the
temperatures cool,
your individual
real estate needs
may be heating up.
Is it time to think
about making that
move?**

Autumn days come
quickly, like the
running of a hound
on the moor.
— Irish Proverb

Hello Neighbors!

I'm Bill Gattis, an Austin native and Ladera resident since 2014. And I want to be your Realtor®.

If you...

- Want to know the value of your home,
- Are thinking about buying or selling real estate,
- Are planning a move now or in the future,
- Can benefit from professional real estate experience, or
- Just want to understand the real estate process better;

Maybe it's time to give me a call, a text, or an email.

Bill Gattis
KW Realty Lake Travis
713.825.4737
williamgattis@kw.com

*Your neighbor first ...
your REALTOR® when you need one*