

COURTYARD HOMEOWNERS  
ASSOCIATION, INC.

# COURTYARD CALLER

Official Courtyard Newsletter

February 2021

Volume 17, Number 02

## BOARD MESSAGE

### *A Near Tragedy in the Park*

On the morning of December 29, some of our residents were in the Park with their three-year-old child and their one-year-old child, alongside another family with two kids and a dog. Suddenly, the three-year-old child ran from the playground to the edge of the street as a big black truck came down the hill toward the parking lot with what appeared to be excessive speed. The mother believes the only reason her child stopped was because of her screaming. The driver of the truck did not slow down or appear to see the child, and *the child came within three feet or less of being hit.* It's apparent that the driver was not paying attention to the scene unfolding right in front of him, as confirmed when another parent at the park spoke to the driver.

While the child's parents acknowledge that the child should not have been in or near the street, residents of the Courtyard all know that children frequently play in our Park. As children do, however, the child was running around and all of a sudden veered impulsively away from the playground. Had the driver been paying attention and not speeding his truck down the hill there likely would not have been an issue.

Through a number of means, it seems very clear that the driver does not live in the neighborhood. The driver, however, ***WAS in possession of the gate code.***

Folks, here is a **WAKE UP CALL!** To all residents who still believe that it doesn't hurt to give out our Park gate code, this incident is a clear example that it can, in fact, have potentially deadly consequences. Non-residents simply don't have the same knowledge or care and consideration that keep us safe and protect the Park and community. This is exactly why ALL GUESTS of residents, including residents' contractors, MAY NOT be given our gate code and MUST be accompanied at all times while in the Park. A near-tragedy such as what our neighbors just experienced

should be a wake-up call for those residents who stubbornly refuse to follow this simple rule. These parents were left shaken and afraid for their children's lives, and this, neighbors, is just ***NOT OKAY!***

Residents, it's also a grim reminder that driving too fast in the Park or ANYWHERE in the neighborhood is just unacceptable. Even if speed limits are followed, sometimes that speed is really too fast for the safety of children playing or people and dogs walking, jogging, or biking. Everyone needs to SLOW DOWN and do not drive distracted.

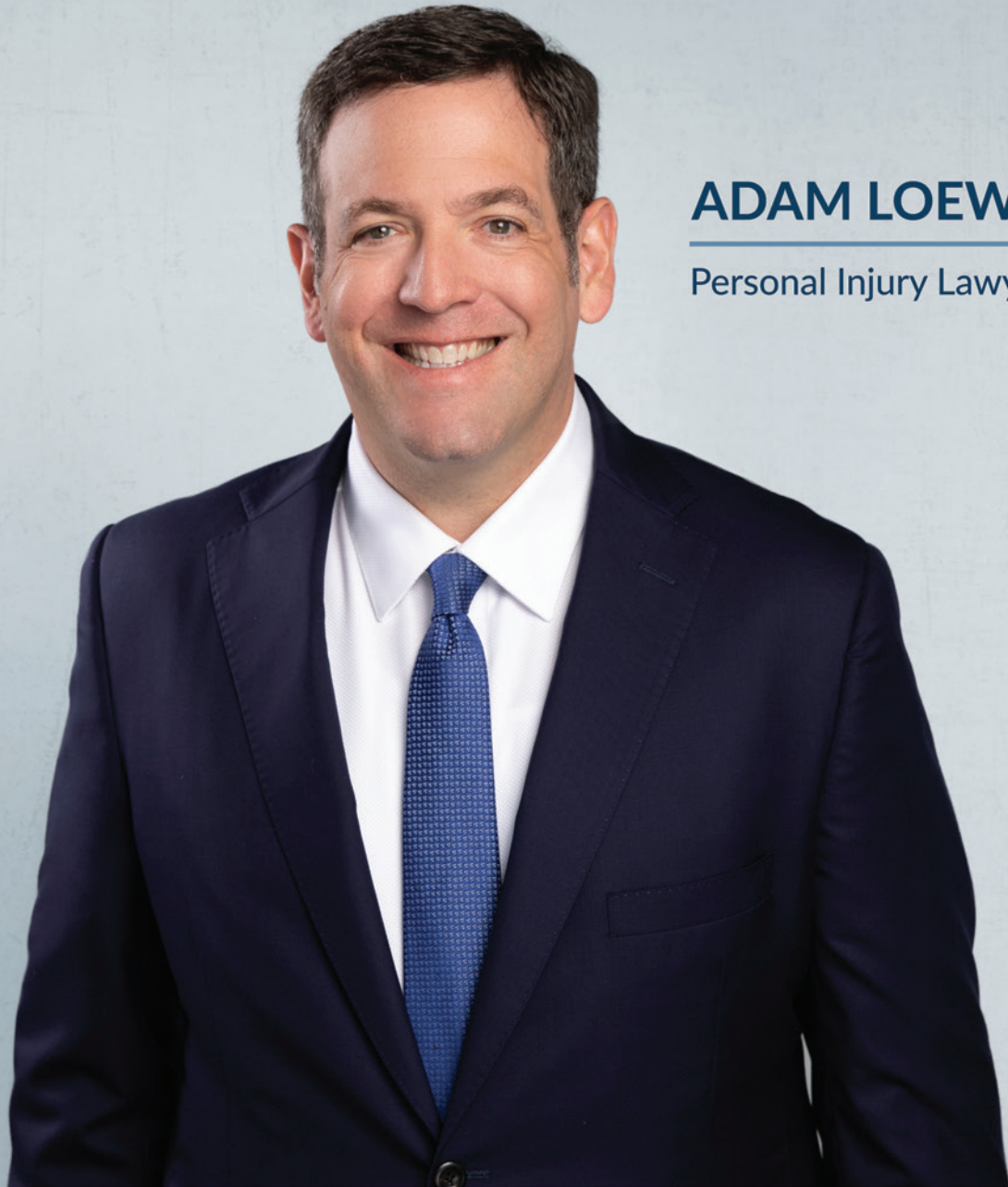
Your Courtyard Board of Directors takes this matter very seriously, and we want every resident to know that consequences may ensue should the Board learn of any resident who is giving the gate code to any person not residing in the Courtyard, including contractors. Those consequences may include a 30-day suspension of Park access privileges, a fine, and/or legal action if appropriate.

For our homeowners who own boat slips in the Courtyard Boat Dock Condominiums (CBDC), both Ed Ueckert, CBDC President, and Terry Edwards, Park Chair, have volunteered to help with admitting and escorting contractors through the Park when you are unable to do so yourself for necessary boat repairs. You may call or email either of these gentlemen in advance to set up any help that is needed. Their contact information is published in this Caller and is available on the Courtyard website [www.courtyardhoa.org](http://www.courtyardhoa.org). For residents inviting guests (including non-resident family members) into the Park, you MUST open the gate personally and accompany your guests at all times while in the Park.

Neighbors, it should not take a horrible accident to wake us up to the clear fact that our actions have consequences. Let's come together as a community and abide by the rules that keep us safe and joined together in this community that we call home.

***PLEASE DRIVE SLOWLY IN THE COURTYARD***

Bicycle Accidents | Boating Accidents | Car Accidents | Dog Bites | Drunk Driving Accidents  
Injuries to Children | Motorcycle Accidents | Slip and Falls | Truck Accidents | Wrongful Death



**ADAM LOEWY**

Personal Injury Lawyer



**LOEWY LAW FIRM**  
HELPING INJURED TEXANS

LoewyFirm.com  
(512) 280-0800



## COURTYARD BOOK CLUB

Tuesday, MARCH 2, 2021  
at 1 p.m. - on Zoom

March 2, Texas Independence Day, is the meeting date for the next Courtyard Book Club to discuss a book about Texas and written by a Texan.

Stein House, by Texas author Myra Hargrave McIlvain and a work of historical fiction, focuses on German immigrants' settlement of the old Texas port of Indianola in the mid-1800s. At the time, Indianola was second only to Galveston as a thriving port on the Texas coast. Now, it is a ghost town.

The focus is on Helga Heinrich and her four children. She was widowed before the voyage from Germany began so the story spotlights the difficulties she and others have getting established in a foreign land. Helga manages Stein House, a boarding house, in the town. Through it is introduced a cast of characters who cycle through the boarding house and how they navigate the times, including Texas' role in the Civil War, the onset of yellow fever, hurricanes, drought and introduction of the railroad. A theme throughout the book is the immigrants' dislike of slavery as contrasted with the pro-slavery practices in their new home of Texas and the resulting tension that creates.

In addition to authoring several books about Texas history, McIlvain's work is also seen on Texas historical markers throughout the state.

As of this publication, it is expected that COVID-19 will still prevent the book club from gathering in person, so meetings are being held via ZOOM video-conferencing until in-person gatherings are considered safe. When the book club does meet in person, it is hosted by Lou Blemaster and convenes at 1 p.m. on the first Tuesday of every month at 5612 North Scout Island Circle. To receive book club emails, contact Lou at [LouBlemaster@gmail.com](mailto:LouBlemaster@gmail.com). If you notify Lou that you want to participate, she will be communicating with members about the virtual Zoom meeting logistics or whether the club will meet at her house. Either way, please join a group of your neighbors to discuss this book and others in the coming months.

## REMINDER: Oak Trees Should Not be Trimmed Until July

**Please be aware that January was the last opportunity for oak trees to be trimmed until July of this year. The season not to trim oak trees is from February through June when the oak wilt carrier beetle is most active. Oak Wilt is a serious threat to the oak trees in Central Texas.**

## *Santa Came to the Courtyard*



Those of us who were out walking on Christmas morning were fortunate to see Santa, driving around in his bright red Rolls Royce with two red bags of toys and presents slung over the trunk of his car. Rudolph and Santa's other reindeer were nowhere to be seen—probably resting after a long night of traveling around the globe. Santa was merrily declaring “Merry Christmas!” as he drove out of sight. Santa no doubt entered the Courtyard through the front entrance, which was cheerfully decorated with four Christmas trees, a brilliant wreath, and festive holly along with some perky and sturdy pansies. Rumor has it that Santa was John Darmanin and the entrance decorations were courtesy of Joany Price!



## REMINDER

During the recent stay-at-home orders imposed by the City of Austin, many residents have been tending to their homes.

Please be reminded that the Environmental Control Committee (ECC) is responsible for reviewing and approving plans for new construction and modifications to existing homes in The Courtyard. Please contact ECC prior to making changes to the exterior of your home, such as new roofing, fencing, paint, driveways or sidewalks, or significant alteration to landscaping.

Thank you for taking pride in your property and for making Courtyard an outstanding place to live.



## A team. A family. An assist with everything that matters. *That's the Power of WE.*

Imagine life with a complete **support system**.  
It's like an extended family working together and  
making things easier. Meals, prescriptions, medical  
appointments, **personalized care**, even a hobby  
or two, all taken care of— with smiles at every turn.

Having it all, and **an extra hand**  
when you need it. That's **Assisted Living** at  
Maravilla @ The Domain senior living community.

**Maravilla**  
@ THE DOMAIN

INDEPENDENT & ASSISTED LIVING,  
MEMORY CARE AND REHABILITATIVE SERVICES

**MaravillaAtTheDomain.com**

11001 Austin Lane, Austin, TX 78758

**512.387.8315**

*Located in The Domain at Austin Lane (formerly Newman Drive) & Kramer Lane*

**ASK ABOUT OUR  
EXCEPTIONAL SAVINGS SPECIAL!**

AN SRG SENIOR  
LIVING COMMUNITY



EQUAL HOUSING  
OPPORTUNITY



FACILITY ID  
#110291

## CHA BOARD OF DIRECTORS

### President

Denise Hogan.....denise.1.hogan@gmail.com, 214.403.4454

### Vice President

Konavis Smith.....konavis@gmail.com

### Treasurer

Jim Lloyd .....jlloyd@austin.rr.com, 512.231.0855

### Secretary

Waneen Spirduso.....spirduso@utexas.edu

### BOARD MEMBERS-AT-LARGE

Janet Wright .....mightywrights@me.com, 469.387.5632

Henry Mistrot.....512.459.7313

### COMMITTEES

#### Environmental Control (ECC)

Janet Wright .....mightywrights@me.com, 469.387.5632

#### Community Park

Terry Edwards .....t.edwards54321@gmail.com, 214.392.4627

#### Welcome

Erik Maye .....erikmaye@gmail.com, 512.626.2404

#### Social & Decorating

Joany Price .....joanyprice@gmail.com, 512.775.8942

#### Landscape & Decorating

Ed Ueckert.....512.345.6137

#### Security

Jim Lloyd .....jlloyd@austin.rr.com, 512.231.0855

#### Communications, Editor – Courtyard Caller

Jen Harold.....harold.jennifer@gmail.com, 281.773.2880

#### Compliance

Denise Hogan.....denise.1.hogan@gmail.com

#### Kayak

Jim Vence .....jimvence@gmail.com, 512.436.5678

#### Fire Safety

Richard Stelzner .....arebeess42@gmail.com

#### Area Development and Zoning Liaison

Denise Hogan .....denise.1.hogan@gmail.com, 214.403.4454

## SUB-HOA CONTACTS

### Center Court:

Gary Doucha .....gmdoucha@yahoo.com, 512.401.3105

### Travis County Courtyard (aka "Backcourt")

J. Scott Ives .....ausivers@gmail.com, 512.870.7666

### Villas at Courtyard:

Thomas Hoy.....Thomas.Hoy@freescale.com, 512.231.1270

### Wolf Court:

Susanne Doell .....Drdoell@gmail.com, 512.454.3400

**Styrofoam Recycling:** The City of Austin styrofoam recycling program is currently on hold during the stay-at-home order. Styrofoam cannot be recycled curbside in your blue receptacles. Please consider saving your styrofoam for drop off at the City recycling center once the center has reopened. Thank you!



# COMING SOON

## 5603 Courtyard Cove

4 Bedrooms | 3.5 Bathrooms  
Swimming pool

Two story | 3,089 sq ft

## 5804 Karankawa Cove

3 Bedrooms 2.0 Bathrooms  
One story

2,034 sq ft

Buyer Needs- ISO - Home w/ gentle slope to water w/ boat dock & lift.  
ISO - Home with deeded boat dock & lift.

COMING TO THE COURTYARD NEIGHBORHOOD NEAR YOU!

**Call Joany Price at 512-775-8942 for more details**



# Joany Price

*Your Courtyard  
neighborhood Realtor*

*Realtor, GRI, CLHMS  
International Diamond Society  
Coldwell Banker Realty*



609 Castle Ridge Road, Ste. 400 • Austin, TX 78746 • M: 512.775.8942 • O: 512.328.8200 • F: 512.328.2559  
jprice@cbunited.com • www.cbunited.com/Joany.Price

**When PRICE matters...CALL JOANY PRICE!**

**"I am now including a complimentary membership to The Courtyard Tennis & Swim Club with all of my listings". A \$1500 value. \***

*\*Offer good for up to 6 months after closing. Monthly dues not included*

# CARBON MONOXIDE SAFETY

## What is Carbon Monoxide (CO)?

Carbon monoxide is a colorless, odorless, extremely poisonous and explosive gas that causes 1,500 accidental deaths and more than 10,000 injuries each year. CO is slightly lighter than air and mixes throughout the atmosphere and is a by-product of incomplete combustion, produced when fuels such as natural gas, propane, heating oil, kerosene, coal, charcoal, gasoline or wood are burned with insufficient air.

## Effects of CO Poisoning

When a person breathes in carbon monoxide, it is absorbed by hemoglobin, the oxygen-carrying protein in the blood. "Carboxy hemoglobin" is then formed, replacing oxygen, preventing its release in the body and eventually causing suffocation.

• **Mild Exposure:** Flu-like symptoms including slight headache, nausea, vomiting and fatigue.

• **Medium Exposure:** Severe headache, drowsiness, confusion and a fast heart rate. Prolonged exposure to medium levels of CO can result in death.

• **Extreme Exposure:** Loss of consciousness, convulsions, heart and lung failure, possible brain damage and death.

While everyone is at risk for CO poisoning, unborn babies, infants and young children, senior citizens and people with heart and lung problems are at a higher risk due to their greater oxygen needs.

## Common Residential Sources of CO

- Gas stoves
- Hot water heaters
- Fireplaces

At no time will any source be allowed to use The Courtyard Caller Newsletter 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 Peel, Inc. The information in The Courtyard Caller Newsletter is exclusively for the private use of Peel, Inc.

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.

- Pilot lights
- Gas or oil furnaces
- Charcoal
- Gas space heaters

## How to Prevent CO Poisoning in the Home

- Inspect flues and chimneys for cracks, corrosion, holes, debris or blockages.
- Buy fuel-powered heaters with automatic shut-off features.
- Service heaters before the first use of winter season
- Open windows periodically to air out your house. Homes with energy-efficient insulation can trap CO-polluted air inside.
- Use a gas stove for cooking purposes only.
- Operate gas-burning appliances in a well-ventilated room.
- Install and maintain carbon monoxide detectors.

## Choosing a CO Detector

There are three types of CO detectors available. While each has specific features and qualities, all will alert owners to danger.

### Biomimetic CO Detector

- Gel cell of synthetic hemoglobin absorbs CO.
- Combination battery and sensor module.
- Battery-sensor module must be replaced every two to three years, but the detector should last about 10 years.
- After an alarm, the sensor should clear itself within two to 48 hours when left in fresh air. If it is not cleared, it will sound again when put back in the detector. If the sensor does not clear itself after 48 hours, it must be replaced.

### Semiconductor CO Detector

- Plug-in model measures CO build-up on an electronic sensor.
- Highly selective to CO gas.
- Lasts from five to 10 years.

### Electrochemical CO Detector

- Fuel cell electro-chemical sensor.
- Responds differently to three levels of CO exposure.
- Self-powered-battery replacement is not required.
- Detector will last for at least five years.

For all CO detectors, a continuous siren signals a full alarm; a repetition of loud pulsating beeps means there is a CO build-up; and a short chirp every minute alerts you to a malfunction or low battery.

## Installing a CO Detector

Install CO Detectors near bedroom areas and family rooms. Do not install them near air vents or fans. Place them in the center of the room where they can measure the overall general atmospheres. For extra protection, place one about 15 feet away from your home's heat source.

To avoid nuisance alarms, do not put a CO detector in the kitchen, garage, utility room, basement, bathroom or unventilated rooms where cleaning supplies are kept. Chemical fumes, humidity and very hot or very cold temperatures will affect the performance of a detector.

## Look for These Features When Purchasing a Detector

- Stops automatically within minutes when fresh air clears CO.
- Manual reset button and test button.
- Digital warning light and light to indicate power is on.
- Horn that sounds 85 decibels.
- Approval from a testing laboratory, such as Underwriters Laboratory.
- With plug-in models, power cord at least six feet long.
- Battery/sensor pack on battery-operated models that lasts a few years.
- For use in recreational vehicles, buy an AC model or 12-volt version.

## Maintenance and Testing

Keep CO detectors dust free by vacuuming air vents regularly. Test CO Detectors each week simply by pressing the Test/Silence button to make sure that the alarm sounds. If the detector ever fails to test properly, have it repaired or replaced immediately.

## If the Alarm Sounds ...

- If the alarm sounds and anyone in the house has symptoms of CO Poisoning
- Leave the house immediately and call 9-1-1 or an emergency response number.
- Have someone contact the fire department and consult the local fuel company.

*If your alarm goes off and no one has symptoms of CO poisoning:*

- Turn off all fuel-burning appliances that are possible sources of CO.
- Open windows to air out the house.
- Contact the local fuel company or a licensed technician to repair the problem.

*Adapted from City of Austin Fire Department*

## GARAGES CLOSETS EPOXY AND MORE!



**\$250 OFF**  
OR FREE ACCESSORIES  
MUST PRESENT THIS  
AD AT THE TIME OR  
ESTIMATE. LIMITED  
TIME OFFER.



**We are now offering**

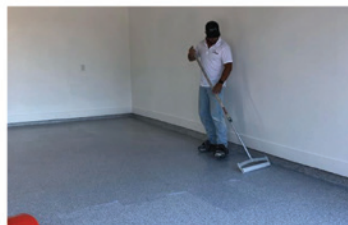
**FREE VIRTUAL CONSULTATIONS!**

GIVE US A CALL TO GET YOUR PROJECT STARTED!

**512-791-7453**

**VISIT US ONLINE**

**www.fortitudehomesolutions.com**



**Let's Connect!**





IN PARTNERSHIP  
WITH



**TRANE®**

*It's Hard To Stop A Trane.®*

*NOW IS THE BEST TIME TO UPGRADE  
OR REPLACE YOUR AC*



**512.339.7700**  
**[www.ArrowSvcCenter.com](http://www.ArrowSvcCenter.com)**





**PEEL, INC.**

1405 Brandi Ln  
Round Rock, TX 78681

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

CY

# THE COURTYARD STATS

January 1 – December 31, 2020

Information compiled from the Austin Multiple Listing Service.

## TOWNHOMES

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5700 Jamboree Ct	\$369,000	2/7/2020	1981	7
5805 Back Court	\$463,500	7/9/2020	1981	12
5608 Wolf Court	\$429,900	7/16/2020	1995	3
5504 Courtyard Dr	\$515,000	8/14/2020	1995	4
5731 N Scout Island Circle	\$424,900	8/21/2020	1983	2
5744 N Scout Island Circle	\$425,000	11/16/2020	1983	3

AVG List Price = \$437,883 | AVG Price/Sqft = \$271.97

## SINGLE FAMILY RESIDENCES

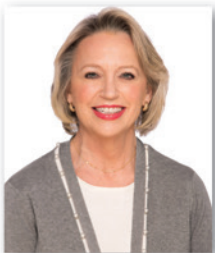
PENDING	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5609 Courtyard Cove	\$660,000	\$284.97	1981	56
5606 N Scout Island Circle	\$925,000	\$286.11	1992	2

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5900 Cartwright Cove	\$699,000	1/8/2020	1983	41
5605 N Scout Island Circle	\$724,000	3/17/2020	1992	3
5503 Courtyard Drive	\$825,000	3/24/2020	1984	4
5723 Sam Houston Cir	\$935,000	4/22/2020	1992	2
5516 N Scout Island Circle	\$875,000	6/8/2020	1992	57
5608 N Scout Island Circle	\$819,000	6/16/2020	1993	45
5600 N Scout Island Circle	\$795,000	8/31/2020	1995	3

AVG List Price = \$810,357 | AVG Price/Sqft = \$278.60

## WATERFRONT HOMES WITH BOAT DOCKS

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5709 Sam Houston Circle	\$1,995,000	7/3/2020	1979	5



*Moreland Properties controlled 31.25% of the market in The Courtyard in 2020.*

**Jo Carol Snowden**

Broker Associate, ABR, CRS, GRI, SRES

512.657.4441 | jocarol@moreland.com

**MORELAND**  
PROPERTIES

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

LUXURY  
PORTFOLIO  
INTERNATIONAL

Leading REAL ESTATE COMPANIES  
IN THE WORLD