



PARKSIDE AT SLAUGHTER CREEK NEWSLETTER

Nuisance Violations and Fine Policy

One of the many issues brought up at the annual HOA meeting was concern of the Boards actions against repeated yard violations and excessive noise/parties from some residents. Some members of the community felt as though the Board should be more aggressive in handling these and other "nuisance" type violations.

As a result, and after much discussion, the Board adopted a resolution regarding nuisance violations.

Under section 3.02—Reasonable Enjoyment, the Board enacted and will enforce an aggressive fine policy to address homeowner concerns.

There are two ways in which a homeowner may receive a Nuisance Violation.

The first includes, but is not limited to, loud music, loud vehicles, loud behavior, inappropriate behavior, endangerment to property, excessive vehicles, barking dogs, etc.

These first types of violations must be documented by photo or by 311/911 reports made of these issues. Any homeowner can contact the Management Company regarding a Nuisance Violation. Documentation must be included when reporting these types of violations, as most of these violations will only be witnessed by the person(s) reporting them.

The second way in which a homeowner may receive a Nuisance Violation is directly from the Board.

For each Nuisance Violation, the Board has adopted the following schedule of fines:

First Offense—a warning letter will be issued with no fine.

Second Offense—a warning letter will be issued with no fine.

Third Offense—\$250.00 fine will be assessed to the homeowner.

Repeat Violations—HOA Attorney will issue a letter of intent to file suit.

The Nuisance Violation fines are in addition to the fine policies for other CCR violations.

The above Nuisance Violation and Fine Enforcement Policy schedule may also be used on excessive violations for yard maintenance, trash cans, etc. and may only be enforced with a majority board approval.

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Commercial Property

The Board and their attorney have been working diligently with both the owner of the commercial property and the developer of the subdivision to resolve several lingering legal matters. They include: 1) Transferring ownership of the common areas to our HOA, 2) Obtaining a recorded access and landscape Easement across Lot 127 (lot that is for sale between National Park Blvd. and the water company) to maintain the fence, lawn and entry features, 3) Securing payment of all past-due HOA assessments, and 4) Negotiating changes to the commercial property's CCRs. It has been a long and arduous process, but the Board is happy to report that half of the above matters have been resolved and the other two should be complete by the time you are reading this article.

The Board negotiated changes to the commercial CCRs that will grant Architectural Control Committee status for the commercial property to the Parkside HOA on November 1, 2010, which means that the Board will need to approve all exterior changes to Parkside Pavillion in excess of \$35,000. The signage requirements were also tightened to prohibit any flashing, blinking or audible signs from being installed. Sign lighting must also be hooded to prevent any glare onto the surrounding properties on Buffalo Lake Lane and National Park Blvd. The Board felt that these changes would protect the quality and beauty of our subdivision. The commercial property owners also paid the HOA over \$16,000.00 in past-due HOA assessments from 2007 to present. (Story Continued on Page 4)

Neighborhood Crime Watch

Recently, car burglaries have become an issue again in Parkside. You may have noticed a news story not long ago regarding this issue City wide and the APD's efforts to catch these criminals.

The car burglaries are occurring overnight when movement around the neighborhood is less and homes are not well lit. A few tips to preventing your car from being a target:

- Do not leave valuables in your car or in plain sight.
- Keep your outside light on overnight.
- Set your car alarm if you have one.
- Be cognizant of barking dogs late at night.

Even doing everything right, you may still be a target. Recently—a truck, with the alarm on and outside motion sensor lights in the drive way was hit. The thieves made entry into the car through the back glass and the alarm was never set off as doors were never opened. Police believe the thieves were in and out in no time. Stereo equipment was stolen.

If you are coming and going from the neighborhood at any time, day or night and you notice what you believe to be suspicious activity—please call 911!

If you have other tips to share or have information that you want your neighbors to be aware of—please visit the website and post your info or concerns on the Crime Watch Bulletin Board.

National Night Out

The neighborhood crime watch has been in existence now for just over two years! During this time the Parkside community has sponsored two of the largest National Night Out Events in the City.

Well, October is coming soon and we will be looking for volunteers to help coordinate the event. If you are interested in participating, please contact the neighborhood crime watch coordinator at: gal66stang@yahoo.com



Parkside at Slaughter Creek Social Committee

Watch for Santa at Parkside in December!

The Social Committee is working on Santa coming to Parkside around Christmas to visit the community and take **free pictures** with Parkside kids!

Have you ever wondered who your neighbors are?

Have you ever wondered if there are any community events happening at Parkside?

Have you been wanting to get involved in the Parkside community but don't know where to start?

Well here's your chance!

A newly re-formed Parkside Social Committee is seeking

volunteers for the following:

- Block Captains to get the word out about upcoming events, and
- Teams to manage/coordinate specific events.

If you would like to join us or you have ideas and suggestions for events please contact the social committee at:

Parksidesocialcommittee@yahoo.com

Or visit: parksideatslaughter.org



New Landscaping Contractor

The board recently change our landscaping contract to Greater Texas Landscape. We are working with the landscaper to complete a full irrigation report to identify any issues with the sprinkler system as a whole, ensure timers are working as they should and address any leaks.

If you notice sprinklers running at times when they are not supposed to—please notify the Property Committee or the Board through parksideatslaughter.org. We will get the information to the landscaper and have the issues addressed promptly.

Aside from the irrigation issues, the landscaper will be working to address dead shrubs and plants throughout the neighborhood over the next few months. Proposals have been submitted and the board is negotiating better prices and scheduling work as funds permit.

Board Member Resignation

Robert Ramirez announced that he will be resigning from the Board after two years of service to the Parkside Community. Robert has worked tirelessly in his two year tenure on a number of issues and his efforts and enthusiasm will be missed!



2010 Mid Year Board Report

- Flag lighting has been installed in the front entrance
- We have a new landscape company, Greater Texas Landscapes, who we are working with to revamp the Brandt Road entrance and clear out many dead shrubs
- We have developed a Nuisance Fine Policy, we urge all homeowners to become familiar with this policy
- The Board as always encourages all homeowners to read the existing fine policy for CCR violations
- The next community wide garage sale will be held on the second weekend in October, rain or shine
- There have been numerous comments regarding parking on the street. The streets are owned by the City of Austin. We

encourage homeowners to contact 311 to report vehicles abandoned or left in the street for over a 24 period.

It is up to all of us to keep our community safe and beautiful. We encourage homeowners to be pro-active in the community, by joining a committee or using the HOA website, **parksideatslaughter.org**, to report issues and contact the Board or Management Company.

**Parkside at Slaughter
Creek**

C/O

Goodwin Management Inc.

11149 Research Blvd. Ste: 100

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We're on the web!

www.parksideatslaughter.org

**Commercial Property
(Continued from page 1)**

The Easement Agreement over Lot 127 will allow the HOA to legally continue to maintain the landscaping, fence and subdivision entry features on the south side of National Park Blvd. (The HOA already has such an easement over Lot 19A of the commercial tract.) Proposed language will prohibit any owner or tenant from placing any “for sale” or “for rent” signs in our easement area without the Board’s prior written consent. The only driveway allowed in the easement area will be located off of National Park Blvd. directly opposite the existing driveway for the commercial tract.

Finally, the Warranty Deed that will convey title to the common areas (Lots 42, 128 and 129 which include the vacant lot on Petrified Forest, the lot at the corner of National Park Blvd. and Channel Island and the greenbelt area containing the walking path, playground equipment and gazebos) to the HOA is being signed by the developer (along with the Easement Agreement). Both documents will be recorded with the Travis County Clerk’s Office.

**Stage 1 Water Restrictions are
currently in effect for Austin**

Single family homes may water two days per week.

If your home is an odd number address—your watering days are Wednesday and/or Saturday.

If your home address is an even number your watering days are Thursday and Sunday.

Watering by a sprinkler or irrigation system is allowed on your assigned day and only before 10:00 am or after 7:00 pm.

You may hand water anytime.

Commercial properties can water on Tuesday and Friday.

If you notice the sprinkler system for any of the common areas running on days other than Tuesday or Friday and at times other than those allowed, please report this to the property committee or to the board via the web site so that we can have the landscaping company out to address the issue as soon as possible.