



Newsletter for The Park at Blackhawk and Lakeside

Summer Pool Hours

Tuesday – Saturday: 10:00 am – 9:00 pm

Sundays: 12:00 pm – 9:00 pm

Closed Mondays

Beginning Monday, Sept. 1, the pool hours will return to weekends only.



July's Yard of the Month Award

goes to

2805 Winding Shore

Nice job, and Congratulations!



June Crime Statistics

The Travis County Sheriff's Department has been nice enough to give us the crime statistics for the month of June in our neighborhood. In summary, there were two reports of a "dangerous animal," twelve "false burglar alarm" incidents, three "family disturbance" incidents, four "noise" disturbances, four reports of a "suspicious person or vehicle," and one report for "leaving the scene of a collision." Please help your neighbors by continuing to be watchful of your surroundings.

Rowe Lane Elementary School Registration

New Student Registration

August 5th-6th ~ 8:00 a.m. – 12:00 p.m.

August 8th ~ 8:00 a.m. – 12:00 p.m. and 4:00 p.m. – 7:00 p.m.

Kindergarten Orientation

August 21st ~ 6:30 p.m.

Meet the Teacher (Grades 1-5)

August 25th ~ 3:30 – 4:30 p.m.

First Day of School

August 26th



Orientation (Grades 1 & 2)

September 4th – 6:30 p.m.

Orientation (Grades 3, 4 & 5)

September 11th – 6:30 p.m.

Rowe Lane Kindergarten 2008 Playdate!

Come meet up with other incoming Rowe Lane 2008 Kindergarteners for informal playdates on Sunday, Aug 3rd and 17th!

Where: Rowe Lane Elementary Playground behind the school

Time: 10am to noon

Why: To offer our Kindergarteners a social head-start to meet new friends without the anxiety of entering a new large school for the first time.

Questions: contact Brittany Tolento at Brittany_Tolento@yahoo.com

Best wishes to all new Kindergarteners for 2008!

Blackhawk Amenity Center

3111 Speidel Drive
Pflugerville, TX 78660

Office Hours:

Tues-Fri 10-6
Sat 10-4
Sun-Mon Closed

Fitness Center Hours:

Daily 5am-11pm

The Park at Blackhawk and Lakeside HOA Management Team

Kathy Taylor, Property Manager

(512) 852-7998

kathy.taylor@goodwintx.com

Kyle Sellers, Amenity Center Interim Manager

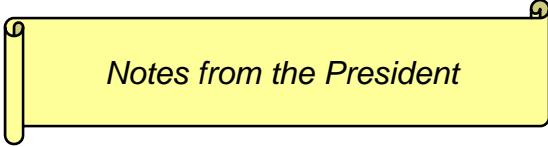
(512) 670-9704

kyle.sellers@goodwintx.com

Tara De Leon, Amenity Center Asst. Manager

(512) 670-9704

tara.deleon@goodwintx.com



Notes from the President

Folks,

I hope all of you are enjoying this warm summer. Looks like Mother Nature has sent us some afternoon showers to cool us off some. Our lawns are still hurting for rain, though. Remember to practice water conservation as much as possible. Let's do the best that we can. Hopefully we'll get more showers throughout the summer. Please maintain your yards from unsightly weeds and un-manicured grass. Overgrown yards make our neighborhoods look uninviting.

I am currently working on extending the pool hours for lap swimming. Once we are ready to start the lap swim hours, we will post the notice on the website and at the Amenity Center for those of you wanting to utilize the time. The lap swim time will be without lifeguards. It will be extremely important to obey the rules so as not to endanger anyone. During lap swim hours, the rectangular pool will be reserved for people over the age of 18 who are swimming laps. Minor children may use the water feature pool during these hours, but only if an adult accompanies them in that pool. Those who wish to use the pool during lap swim hours will need to sign a release form. Once the form is ready, we will make it available to those who want to swim at their own risk. No one will be allowed in the swimming pool area during these additional hours without a release form having been signed. I'll keep all of you posted.

By now you may have noticed the trash can at the kiosk in The Park has been removed. This can had been installed for residents to throw away their junk mail. In the last few weeks, there has been more trash from fast food restaurants and pizza places than junk mail. The young men who work for us empty the cans twice per day. In the last week or so, they have been doing it up to three times a day. We will evaluate the situation and determine if the can will be replaced. I know it is an inconvenience for those that use it properly. We apologize.

Pavilion reservations are required for parties. The first-come, first-serve rule has been replaced since January of this year. Contact Tara or Amanda to reserve the pavilion. Residents need to make it a point to reserve the facilities accordingly.

Also, some residents have been violating the age limit and dress code while using the gym. The gym is there for everyone to use as needed. However, proper attire, including foot wear is essential. There have been young children in the gym -- this is not allowed. The children may interfere with someone's work out or have an accident and get hurt. The rules are posted and will be enforced. Please be respectful of the facilities and abide by the rules.

Respectfully submitted,
Eddie M. Garcia
President EC/Board Member
Emgarcia51@sbcglobal.net
512-252-7585



Newsletter Announcements and Advertisements

Do you want to get the word out about an event you are sponsoring or hosting? Would you like to tell your neighbors about a business you own or a service you provide? The newsletter is an ideal way to do those things. Submitting an announcement in the newsletter is easier for you than printing and posting your own flyers, and can save you time and money! What a great way to maximize your resources.

In planning your submissions, please keep a few things in mind:

- This is an excellent forum for posting information about open events you are having at the Amenity Center, like scrapbooking meetings and the like. It is also a good way to let people know about a garage sale or similar event you are having at your house. Additionally, it is a great way to let people know about a service you (or your teen) provide on an individual basis, such as babysitting outside your home, lawn mowing, or computer tutoring.
- This is an appropriate forum for you to advertise a business you run out of your home, *so long as your home-based business does not violate the CCRs*. The CCRs generally limit the residential lots in our neighborhoods to residential use. The CCRs specifically prohibit a home lot from being used for manufacturing, industrial, business, commercial, institutional, or other nonresidential purposes. One of the purposes of restrictions like these is to avoid neighborhood homes from being used as businesses that attract traffic beyond the kind normally associated with residential use. The purpose of restrictions like these is *not* to keep a homeowner from telecommuting or “working at home.” Be mindful of the CCRs and their purposes when deciding whether to advertise your business in the newsletter, as the neighborhood management and Board are likely to note advertised businesses that violate the CCRs.
- Currently, there is no charge for submitting a posting about a neighborhood-based event, service, or business. Nor is there a charge for postings submitted by non-profit organizations. These free-of-charge postings will be presented in a format similar to classified ads in a regular newspaper.
- There will be a \$25 charge for an advertisement of a business owned by a non-resident entity or operated outside the neighborhood, and for an advertisement a person wants presented outside the “classifieds” format. These paid advertisements will be at least as big as a traditional business card, and may be larger (up to a ¼ page) if space is available.
- Submissions for a particular month’s newsletter must be received *no later than* the 15th of the preceding month. If you have any questions or would like to submit an announcement or advertisement, contact:

Marnie McCormick
mmtexas1@hotmail.com
(512)797-0785



Reminder from the Architectural Review Committee

As previously communicated, the Architectural Review Committee (ARC) reviews applications for changes homeowners want to make on their properties in the neighborhood. Most of you probably already know that homeowners must obtain advance approval for big things like storage sheds, playscapes, covered patios, and pools. But did you also know that you must obtain advance approval for things like installation of underground sprinkler systems, changes in exterior paint color, installation of satellite dishes, and changes in landscaping, including addition of brick and stone retaining walls, planting trees, adding or changing flower beds, and changing ground cover?

The CCRs require you to obtain a variance from the ARC for any of those types of addition or change. You can find an application form and instructions at the Amenity Center, Goodwin Management, or www.parklakesidehoa.com. Kindly submit an application to the ARC well in advance of the date you would like to start building or installing. Your cooperation will help things run smoothly and keep our neighborhood looking great.



Landscape Tip

Preventing Girdling (a band made at the trunk of a tree by removal of a strip of bark)

Typically, girdling occurs when a newly planted tree is tied down with wire to keep it from falling. However, the biggest culprit is when mulch is applied in a dome fashion at the base of the tree trunk. As the tree gets bigger, the mulch restricts the even growth of the trunk, girdling the trunk. Apply the mulch in a “donut” shape around the base of the tree. This will prevent girdling and help keep more available moisture for the tree roots.



Dripless Popsicles

1 pkg. fruit-flavored Jello, 1 pkg. Kool-Aid, 2/3 cup hot water, 2 cups cold water, 1 cup sugar

In a large pouring pitcher, mix together Jello, Kool-aid, sugar, and hot water until dissolved. Then add cold water. Pour into molds and freeze. Will not drip!

Suggested flavors: black cherry Jello/cherry Kool-Aid; lime Jello, lemonade Kool-Aid; or both grape

Website

Don't forget to check out our new website, mastered by Ramsey Saad. The address is:

www.parklakesidehoa.com

You can find the current newsletter there, and Ramsey will soon be posting archived versions as well. The website is a valuable and economical way to share information. Let your friends and neighbors know about it if you don't think they pick up the newsletter.