



Newsletter for The Park at Blackhawk and Lakeside

August 2009

August's Yard of the Month Award
goes to
3336 Winding Shore Ln
Nice job, and Congratulations!

AUGUST POOL HOURS



Regular Hours
Tue-Sat 10am-9pm
Sunday 12pm-9pm

Lap Swim Hours
5am-10am Tue-Sat
5am-12pm Sun

POOL CLOSED MONDAYS
(no regular swim, no lap swim)

AFTER AUGUST 21
Pool Open Weekends Only

Roofing/Construction Signs

This is a friendly reminder that the CCRs prohibit the display of construction signs, including signs for roofing companies, in your yard. Management is aware that many of you sustained property damage in the March hail storm, and that many roofing companies give discounts or rebates in exchange for your displaying their signs in your yard. Please limit the length of time you display roofing and other construction signs in your yard to no more than 30 days.

Pflugerville I.S.D. Calendar

Elementary School Registration

Monday-Wednesday, August 3-5
1:00-7:00 Monday and Tuesday
8:30-4:30 Wednesday

Middle/High School Registration

Monday-Thursday, August 10-13
1:00-7:00 Tuesday and Thursday
8:30-4:30 Monday and Wednesday

First Day of School

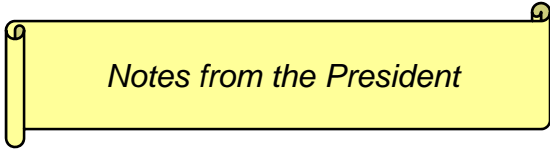
Tuesday, August 25

For more info and forms:

www.pflugervilleisd.net/index.cfm

Overnight Parking in the Street

Section 3.25 of the CCRs prohibits residents from parking their vehicles on the road overnight. Parking your vehicles on the street causes congestion that makes for several dangerous situations. Your neighbors have trouble backing their cars out of their driveways and might hit your car. Children playing in the area are less visible to motorists. Motorists are also unable to see around corners to look for oncoming traffic, and motorists traveling in opposite directions have trouble passing each other. The HOA is doing the best it can, in consultation with the Management Company and lawyers, to handle this situation. Please do your part to help by parking in your driveway as the CCRs require. THANKS!



Notes from the President

Folks,

This has been an extremely hot summer in more ways than one. I have been bombarded with concerns about lawns not being watered, mowed or maintained, not to mention parking on the street issues. All of those are valid concerns and requirements of the CCRs for our HOA. We all received copies of the CCRs when we closed on our houses or signed a lease agreement. I can list sections 3.25 Parking, 3.23 Unsightly Articles; Vehicles, 3.27 Animals-Household Pets and 3.30 Maintenance of Lawns and Planting until I am blue in the face. However, it seems like the only time I get real response is when our residents get a violation notice and want me to do something about it.

Folks, we send notices to those individuals who continue to park on the streets and are causing traffic congestion or a hazard for children. Because our streets are enforced by Travis County Sheriffs Department, we cannot issue citations. What we can ask you is to please use common sense and safety awareness specifically during the up-coming school year. Streets like Winding Shore, Farm Pond, Hawks Swoop and Jackie's Ranch Road are heavily travel during the school year. We need to make an effort to park all of the vehicles in your driveway so as not to create a safety hazard during the school year. We have been extremely fortunate that no one has been injured because of cars being parked on the street. Let's keep it that way, more importantly I am asking all of you to please park in your driveway at least during the school week to assure visibility is good for parents taking their kids to school and to prevent any accidents.

As for the lawns not being maintained, Section 3.30 states the guidelines of keeping up with your lawns. The rules do not say they have to be lush, they have to be maintained. We know there is a severe drought occurring right now. Watering is expensive, but so is replacing your entire sod if it dies. Remember, the rules require you to maintain your lawns, shrubs and plants. Over grown yards are not acceptable. It is your responsibility not ours. There are yards out there that look very bad, and yes those residents are getting violation notices from the Management Company. I made you a promise that we would not become an HOA that would micro-manage our residents; so far I have kept my word. What the Board of Directors and I will not condone is failure to keep up with your lawns and expect to not be sent violation notices or citations. I cannot stop these notices nor can I waive any fees associated with lack of maintenance. This drought has created many unforeseen hardships. To let your lawns go unkept is not one of them. Please keep your lawns in an acceptable condition so as to not get violation notices.

Our neighborhood is only as good and inviting for other homeowners as we make it look. We will not let it go down for any reason. We are committed to make this a well-liked community where people are proud to live, and we want to protect your investment. Look for changes in the violation fees in future notices and mail outs and newsletters..

Respectfully submitted,

Eddie M. Garcia

President-The Park and Lakeside @ Blackhawk HOA/Executive Committee

512-252-7585

emgarcia51@sbcglobal.net



CLASSIFIEDS

Place your ad here! HOA members may place an ad or announcement free of charge in this “classifieds” format – just contact Marnie at mmtexas1@hotmail.com by the 15th of the month to submit your ad.

Blackhawk Amenity Center

3111 Speidel Drive
Pflugerville, Texas 78660

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

Fitness Center Hours

Daily 5 am – 11 pm

Park at Blackhawk and Lakeside HOA Management Team

Kathy Taylor, Property Manager
(512) 852-7998

Tara De Leon,
Amenity Center Manager
(512) 670-9704

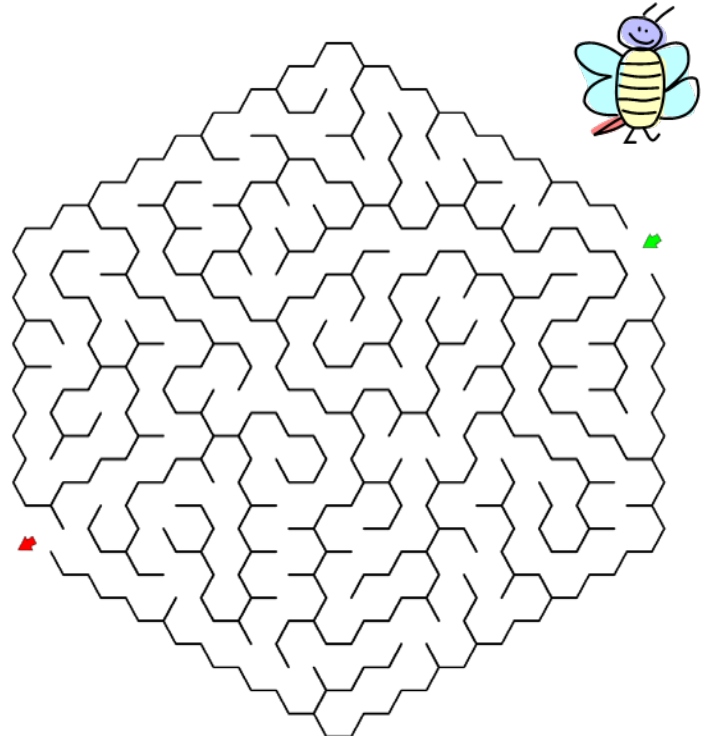
Anne-Marie Spradlin
Assistant
(512) 670-9704

SSSSSSSSSSSSSSNAKES...

Some of you may have seen the recent media reports about the rise in the number of snakebite cases being seen in Austin hospitals, and some of you may have even seen more snake activity in our area lately. Some experts attribute the increased activity to the drought. Others attribute a rise in snake encounters to a rise in rodent population, because lots of snakes like to eat rodents.

During the day, you most likely won't find snakes in the grass, but under rocks, plants, or in drainage ditches trying to stay cool. At night, they are more prevalent in areas with high grass, near some source of water. Most snakes won't chase you, but if someone gets too close and they feel threatened, some snakes will strike. To be safe, keep your yard mowed, wear long pants when walking in tall grass, wear gloves and “beat the bushes” before you stick your hands in your shrubs, and generally leave snakes alone. Some say the best way to keep snakes away is to keep rodents away.

There are wildlife experts you may call to remove snakes from your property and the living areas of your home. If you get bit by a venomous snake, call 911 immediately and try to stay calm.



Help the Bee Get to His Hive!





The Park at Blackhawk and Lakeside

50% off the first 3 months

Guaranteed Lowest Rates

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