



Newsletter for The Park at Blackhawk and Lakeside

January/February 2010

Everything You Wanted to Know About HOA Rules on Pets ... But Were Afraid To Ask

You have all seen comments in previous editions of the newsletter about the numerous complaints Board members receive concerning loose pets, barking dogs, pet waste, and aggressive animals in the neighborhood. These issues have caused a great amount of anxiety, frustration, and ill will between neighbors. It would help for everyone to know exactly what our HOA rules and our property deed restrictions *require* with regard to how we corral, exercise, and generally supervise our pets.

First, every property owner in our HOA owns his or her property subject to the CCRs. Section 3.27 of the CCRs says:

No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on any portion of the Property other than on the Lot of its Owner unless confined to a leash...No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary and reasonably free of refuse, insects and waste at all times. Such enclosed area shall be constructed in accordance with plans approved by the Architectural Review Committee, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be screened so as not to be visible from any other portion of the Property.

That means we must make sure our dogs do not bark so much, especially at night, that our neighbors cannot reasonably enjoy their own property. It also means we must not allow our dogs to run loose in the neighborhood, and we must keep them contained in fences that are in good repair. Finally, it means we must clean up after our pets, even in our own back yards. The Rules and Regulations contain similar requirements. They say:

Except for when on an owner's lot, all animals must have a leash and be under control of the person holding the leash. No animal is allowed to make an unreasonable amount of noise or otherwise be a nuisance or safety threat to others. Animals must be kept in enclosed, screened, areas approved by the ARC, and these areas must be kept in a clean and sanitary manner, and must be adequate to contain the animal. All pet owners must pick up after their animals when the animal has defecated in a placed [sic] other than the owner's Lot.

In 2007, the CCRs were amended to include Section 11, which prohibits dangerous pets that are not specifically authorized by the Board. It reads:

A pet is deemed to be a "Dangerous Pet" for purposes of this rule if and when the animal causes physical harm to any person or a domestic pet, or if the animal acts in such an aggressive manner toward any person that it may reasonably be deemed to pose a threat of physical harm. It shall be in the sole discretion of the Board to determine on a case by case basis whether an animal is a Dangerous Pet. If an animal is deemed by the Board to be a Dangerous Pet, the Board, in addition to all other remedial powers afforded under these Rules and the other governing documents of the Association, may, in its sole discretion: (A) require the pet's owner to take specific remedial steps to ensure that the pet will not [sic] longer pose any threat to any person or domestic pet; or (B) require the owner of the pet to permanently remove the animal from the Property.

In other words, if you have an aggressive animal on your property, the Board may require that it be removed or require you to do something else to ensure everyone's safety.

By buying property in this area, we all agreed to abide by these rules. The Board has the power to enforce the rules and its own orders against HOA members who do not comply with them. By following these rules, you can help make the neighborhood safer and cleaner, and avoid trampling your neighbors' property rights. You can also enable the Board to focus on the many other matters that need attention..

Notes from the President

Folks,

I hope everyone had a wonderful, safe and healthy Christmas. I also want to wish all of you a very Happy New Year. Always keep safety in mind and respect for others' properties. If you pop fireworks, please be safe do not aim any towards anyone's houses. The month of December was a roller coaster as far as temperatures were concerned. Our lawns have been frost bit and the rains are not as prevalent as they were in November. With that said, make sure you do not accidentally light any fires with firecrackers. Most of the grass is very brittle and any spark could cause a fire. Please be safe!

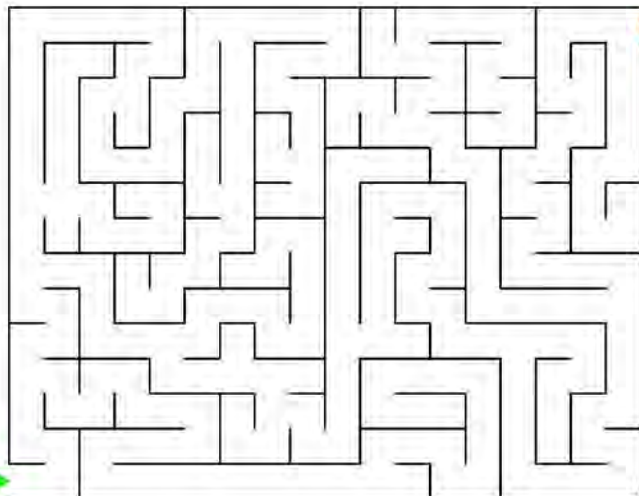
In the last couple of years we felt that we could have gotten more for our money from the pool company working the pools. We recently signed a new agreement with a new swimming pool company to manage our pools and to provide us with pool monitors. I've mentioned this before and I will keep doing so throughout the year. The decision will not change the safety rules we have in place. What it will do is ensure that all of us using the pool will be more responsible while we are in attendance. The objective is to have a Gatekeeper (a person registering all who enter through the gate to get to the pool) and a Monitor (a person overseeing that all the rules are being adhered to). One other thing that will change is the scheduling of swim parties. Currently, Tara (Amenity Center Manager) and Anne-Marie (Assistant) take reservations. In the future, the pool company managing the pool will be making the party arrangements. This will alleviate any confusion or scheduling conflicts with Tara or Anne-Marie. Look for more information to come in newsletters and bulletins.

In the last few days I have received emails from residents complaining about barking dogs or dogs attacking people or other dogs. If the Travis County Sheriff's Department gets involved and they recommend removing the dangerous pet, we will support that recommendation. We have a Dangerous Pet restriction in our CCRs, which authorizes the Board to require the pet to be removed if the pet continues to be a nuisance. If anyone's child is threaten by a dangerous dog even if it is contained behind a fence we will ask you to make other arrangements for the pet if you can not control it. This issue will not be tolerated!

Please keep up with your weeds during the winter, as the drivers of the property do not make allowances for the fall and winter months. Upkeep of your yards is very important so you won't get violation notices from the property management company!

Respectfully submitted,
Eddie M. Garcia
President-The Park and Lakeside
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**HELP CUPID'S ARROW
FIND ITS WAY**





CLASSIFIEDS

John Follien Painting: Brighten your winter with new colors on your walls. Tired of looking at the same old walls? Want to enjoy your home again? Call today to receive your free estimate on interior painting, exterior painting and drywall repair. Refer to this ad for a free color consultation from Deb Follien Design when you use our painting services. 968-6977. www.johnfollienpainting.com.

Need additional income?

Are you tired of struggling to pay off debts?

The Freedom Project can help.

www.sharingforlife.net

Beginner Drum Set Lessons:

Experienced musician offering to teach beginner "Drum Set" lessons in your Blackhawk home. \$15.00 per half hour. First lesson free. Bill @ 251-2199

BABYSITTER NEEDED: I am seeking help with chores and babysitting 8-month-old daughter. Earn more than \$100 per month; Schedule is 4:30 pm - 5:30 pm Mon - Thurs. (Occasional weekend nights); \$8.50/hr; 2 months or more; Must be at least 15 yrs. old, responsible, and experienced around babies. If interested, call Celeste at 743-3917.

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. 8-6

Wed. & Thurs. 10-6

Fri. 8-6

Sat. 10-4

Sun-Mon Closed

Fitness Center Hours

Daily 5 am – 11 pm

Park at Blackhawk and Lakeside HOA Mgmt Team

Randy Vogel, Property Manager

(512)502-7506

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

Anne-Marie Spradlin
Assistant
(512) 670-9704

JANUARY/FEBRUARY POOL HOURS

No Regular (Lifeguard) Swim Hours



Lap Swim Hours

5am-10am Tue-Sat

5am-12pm Sun

POOL CLOSED MONDAYS

(no lap swim)

Thank You to Volunteers

The December Holiday Party was another big success. By our count, about 240 people attended, and it appeared that everyone had a great time. The party would not even have been possible, and certainly would not have been so nice, if it were not for the handful of people who put it together. A big thank you goes out to Tara DeLeon and Anne-Marie Spradlin, who did the lion's share of the planning and pre-party legwork. We are also very grateful to Eddie Garcia, Scott Gibson, Lisa Stewart-Ankton, Angie Vargas, Sam Montoya, Kenn Whittier, and Sarah Luebcke, who worked tirelessly during the event. If it were not for kind people like you, events like this would not be possible. THANK YOU!

***FREE* CHILD IDENTIFICATION EVENT**



SATURDAY, FEBRUARY 27, 2009
11:00 A.M. – 4:00 P.M.
BLACKHAWK AMENITY CENTER



All Blackhawk families are welcome to bring their children to this event. Free child identification services will be provided. Various local law enforcement authorities will be present to visit with you and your children. There will also be some fun activities set up for the kids. Watch for more detailed information on flyers posted at the mail kiosks.

Sponsored by:
Gehan Homes
Olivo Castillo, Agent, New York Life Ins. Co.

Arrington's Self Storage
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