

The Estates of Shady Hollow



www.eshhoa.org

September 2004

It's Annual Meeting Time – Here's Why You Should Come

The Annual Meeting of the Estates of Shady Hollow Owners Association will be held on Thursday, October 21st starting at 6:30pm in the Bailey Middle School Cafeteria.

Why should you care?

- Because there are some important proposed changes to our Covenants, Conditions and Restrictions (CC&Rs) to be voted on. If you don't vote, *one person could decide the rules for all of us!* See *Don't Let One Vote Rule* on page 2.
- Because we will be electing three Board members to take the seats of the current members whose terms expire at the end of the year (see *Don't Be Bored, Be Board!* on this page).
- Because we will be discussing whether or not to continue the police patrols started in June and the cost of continuing them.
- Because this is *your* neighborhood, and if you want to keep it the way *you* like it, then *you* have to get involved.

Toward the end of this month, you will be getting a letter about the meeting and the agenda. That letter will include a proxy form you can use to make sure your vote is recorded even if you can't make the meeting. In the meantime, *mark your calendar for Thursday, October 21st at 6:30pm.*

Back Home at Bailey

Our September Board meeting will be at Bailey Middle School on Thursday, September 16th at 6:30pm (check the website for any last minute changes). Come by and share your thoughts and concerns. Listening to homeowners is always one of the first things on our agenda.

Water Rates Are Going Up! Here's What You Can Do

As you know, Aqua Texas has submitted a rate change application to the Texas Commission on Environmental Quality (TCEQ). Aqua Texas is asking for more than a **50% increase** in our water rates. The justification for the higher rates is the cost of recent and planned water system improvements.

There are no known improvements planned for the Estates. Rather, we will be subsidizing improvements that will benefit other communities, some of which may be a hundred miles or more from us. We are already subsidizing other communities because of the regional rate structure that Aqua Texas implemented with its last rate increase. We pay the same for our ground water, the cheapest source there is, as other communities in our assigned region are paying for surface water, which is much more expensive.

Continued on page 2

Don't Be Bored, Be Board!

Board meetings really are enjoyable, and there is great satisfaction in knowing that we are doing something positive for our neighborhood. And now it's your turn.

Terms expire this year for three of the five Board members and we are looking for candidates for those seats. Board members will be elected by homeowners at the Annual Meeting on October 23rd. The Board meets monthly for about two hours, and there is usually some additional work required during the month.

Two of the five seats on the Architectural Control Committee (ACC) will also be available. Members of the ACC are appointed by the Board.

For more information, or to be included as a candidate for either the Board or the ACC, get in touch with Allen Gunter at 292-4035 or bodsec@eshhoa.org.

Don't Let One Vote Rule!

You may not feel like your vote counts for much in national and local elections, but it counts for a lot in your Association. The way our Bylaws and Covenants, Conditions, and Restrictions (CC&Rs) are written, ONE VOTE CAN SET THE RULES FOR ALL OF US! Here's how the voting process works.

There are a number of proposals for changes to the CC&Rs that will be on the agenda for our annual meeting in October. If at least 51% of all properties in the Estates are represented at that meeting (either by homeowners at the meeting or by proxies), the proposals will be put to a vote. To pass, a proposal must get voted in by at least two-thirds of those at the meeting.

Here's the catch: If 51% of the properties in the Estates are *not* represented at the first meeting, a second meeting will be called. *There is no minimum number of homeowners that must be at the second meeting to have a binding vote.* It will still take a two-thirds vote to approve any changes to the CC&Rs, but that's two-thirds of the votes at the meeting. *So if there is only one homeowner at the second meeting, any proposal which that one homeowner passes becomes "law" for all of us!*

So unless something unusual happens this year, there will be a second meeting, and those at that meeting will determine the rules for all of us. Bottom line: Your vote counts – don't let it go to waste. Be at the Annual Meeting or be sure your proxy is there to represent you.

Water Rates Are Going Up! *Continued from page 1*

What can you do? Two things:

1. Write a letter of protest to the Texas Commission on Environmental Quality (TCEQ):

Texas Commission on Environmental Quality
Water Division
Utilities & Districts Section MC 153
P. O. Box 13087
Austin, Texas 78711-3087
2. TCEQ has told us they will be scheduling a hearing on the rate increase. Plan on attending.

The more letters the TCEQ gets, and the more of us that are at the hearing, the better are our chances of at least partially defeating the increase. In addition, your Board is looking for other support to help us make our case.

Meet John Anderson, Board Vice President (Also: Neighborhood Watch Committee, Website Manager)

We ended up here in the Estates by accident. Scott Felder was building a customized home for us someplace else, built it wrong, and tried to convince us that we would be happy here in the Estates in a house he had on the market at the time. He was right. We love the look of the neighborhood and the larger lots.

My wife, Linda, and I live here with our daughter, Kelly, son-in-law, Raymond, and our grandchildren, Gabe, Issie, and Mila (triplets).

I have a degree in engineering, but have been primarily doing computer systems work since a few years out of college (A&M for those of you who care). I played drums in rock and roll groups in the 60's and 70's, but always wanted to be a concert pianist (still working on that one).

I volunteered to be on the HOA Board of Directors because I happened to be at the 2003 Annual Meeting when the existing directors asked for volunteers (there was a vacancy without any nominees). I volunteered to manage the website because I knew something about computers, and volunteered to head up the Neighborhood Watch Committee because nobody else wanted to. Don't ask me why I volunteered for all of these, since I am not the volunteering type. I do have time now, so maybe I'm trying to make up for all of those years of non-participation.

Having been on the Board for several months now, I see a great need for improved communication within the neighborhood. My personal goal is to establish an email contact list that can be used for both Neighborhood Watch activity and Estates information distribution.

Neighborhood Watch Committee May Be Calling You

If you haven't been called yet, expect a call from someone on the Neighborhood Watch Committee. The committee is assembling contact information and looking for volunteer block representatives. You could save them a phone call by calling John Anderson at 280-7383 or emailing him at nw1@eshhoa.org with your address, name(s), phone number(s), email address(es). If you would like to represent 7-10 homes around you, you can volunteer to be a block representative also.

Spring Cleaning for the CC&Rs

The last time our Conditions, Covenants and Restrictions (CC&Rs) were rewritten was in 1992. They've been amended a couple of times since then, but they've not been kept totally current. For example, there's still a lot in the CC&Rs related to the developer of the Estates – and the developer is long gone!

So a couple of years ago, a volunteer committee of homeowners began going through the CC&Rs line by line. The committee identified a number of changes. Some are simply clean-up (like getting rid of provisions relating to the developer), while others clarify some of the rules so that we can more easily read the CC&Rs and understand what they mean.

Later this month, we will mail you a list of all of the proposed changes and the reasons why the committee recommends them. At the Annual Meeting on October 21st (see *It's Annual Meeting Time* on page 1), you will have a chance to ask questions about the proposals and to share your thoughts on them. And most importantly, you will have the chance to vote on each and every one.

Keeping Our Kids and Water Safe

The City of Austin has contacted us about trespassing and vandalism (such as a paint ball “arena”) on the City's Water Quality Protection Lands immediately west of our neighborhood. Known as Edwards Crossing, this tract currently is closed to public access due to ongoing research and land management actions.

This concerns us for a couple of reasons. First, this land contains numerous recharge features, some of which are holes in the ground overgrown with grass and large enough for someone to fall through. The property also has rattlesnakes.

In addition, recharge from this property contributes to the Edwards Aquifer, which is where our drinking water comes from. Protecting this land from pollution helps protect the quality of our water.

The City believes that access is occurring at or near the gates on Lost Oasis Hollow, Green Emerald Terrace and/or Red Mesa Hollow. Those authorized to access the property include City officials, game wardens and other law enforcement officials. They will have identification badges and/or letter of authorization with them. They will also have vehicular access to the tracts and should not be parking outside the gates.

Continued at bottom of next column

Holiday Lighting/Decorating Contest

Submitted by Judi May

Do you enjoy driving around looking at holiday lights and decorations? Do you ever see lights on houses that you feel are really nice or unique? Have you ever wanted to tell the homeowners? Now you can!

This December, our neighborhood association will be hosting a holiday lights and decorations contest for all homeowners in the Estates of Shady Hollow. Three winners will be selected, monetary awards will be granted, and signs will be displayed in the winning yards. To enter the contest, just decorate your house by December 10, 2004! Judging will take place from December 10th through the 15th.

Volunteers are needed for the committee to select the winners. The only commitment needed from you is to drive around the neighborhood between the 10th and the 15th of December and notify Judi May or Billy McCarty of which decorations and lights you like best. The three houses with the highest numbers of votes win. Signs will be posted in the yards of the winners by December 20, 2004. Prizes are:

Best Decorations	\$100.00
Honorable Mention (2)	\$50.00 for each

Please contact us if you are interested in volunteering to help select our winners.

Judi May / Billy McCarty
11904 Edwards Hollow Run
292-6424
Jmay1@austin.rr.com

Money Matters

Submitted by George Robbins, Treasurer

The year-to-date expenses of the Association have been \$8,597.89 while the year-to-date budget is \$12,162.35. As you can see our actual expenses are \$3,564.46 below budget.

Keeping Our Kids...Continued from first column

If you see anyone suspicious on the property or unknown vehicles parked at the gates, please call Kevin Thuesen, WQPL Program Manager (632-8064), or Willy Conrad, Division Manager (826-4132). You can also call 263-6433.

Those responsible will be prosecuted for trespassing and criminal mischief.

Board of Directors

President

Deborah Treece
291-4892
bodpres@eshhoa.org
Term: 2003-2004

Vice President

John Anderson
280-7383
bodvp@eshhoa.org
Term: 2004-2005

Treasurer

George Robbins
292-0610
bodtreas@eshhoa.org
Term: 2003-2004

Secretary

Allen Gunter
292-4035
bodsec@eshhoa.org
2004-2005

Member-at-Large

David Carpenter
280-9025
bodatl@eshhoa.org
Term: 2003-2004

Architectural Control Committee (ACC)

Chair: Rich Anderson
280-2212
acc1@eshhoa.org

Bernie Cordoba
282-8082
acc2@eshhoa.org

Ysabel Pena
282-0351
acc3@eshhoa.org

Dyan Tullia
282-4686
acc4@eshhoa.org

Asanga Weerakoon
282-9514
acc5@eshhoa.org

Property Manager

Carl Gamble 502-7517
Goodwin Management, Inc. propmgr@eshhoa.org

