

Meadows of Brushy Creek

February 2010

Official Publication of Meadows of Brushy Creek HOA

Volume 3, Issue 2

HOA FREQUENTLY ASKED QUESTIONS

Q: How many homes are located in the Meadows of Brushy Creek HOA?

A: 655 homes and 1 vacant lot.

Q: Where can I find the HOA By-Laws and Declarations?

A: The complete set of By-laws and deed restrictions can be found on our website. www.meadowshoa.com.

Q: What events does the HOA sponsor?

A: Yard of the month, Spring and Fall garage sales, Christmas light contest and an annual BBQ cook-off.

Q: How can I be a part of the association?

A: The board has an annual meeting every year that is announced at least 30 days prior. At this meeting all board members are elected and every homeowner is invited to attend and be a part of the next board. Committees are formed from time to time as well.

Q: What are the most common complaints that the HOA receives?

A: Trash containers stored in public view, RVs and boats stored on premises for long periods of time. Trash containers should only be visible from the front of a house on trash day.

RV's and boats are not supposed to be parked in driveways or along streets over night. This is probably are second biggest complaint. We take into consideration, the fact that RV's need to packed and unpacked before trips and boats require preparation before and after they are placed in the water. We ask each of our neighbors to confine these activities to a few days.

Q: My mailing address is Austin, TX, why don't I receive City of Austin Services like Police, Fire and library services?

A: Street addresses were set in the 1970's to accommodate mail delivery only with expectations that eventually ours and our surrounding neighborhoods would be annexed by either the City of Austin or Round Rock. There are no pending annexation plans.

Q: When are HOA meetings held?

A: 4th Tuesday of the month, 7:00PM, Brushy Creek Community Center, 16318 Great Oaks Dr., Round Rock, TX, 78681. An annual meeting is held every year. 30 days written notice of the annual meeting is mailed to each homeowner.

Q: Where do I obtain information concerning Architectural specifications?

A: You may also obtain information and forms at www.meadowshoa.com.

Q: How long do I have to finish the construction once my plans have been approved by the Architectural Control Committee?

A: You are required to complete your project within 12 months after receiving written

(Continued on Page 3)

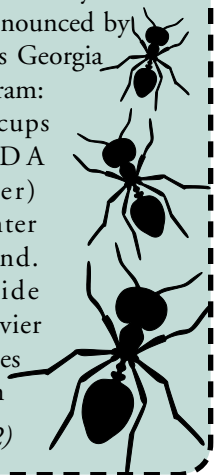
FIRE ANTS

This is a new twist to killing fire ant colonies that I haven't tried yet. For those not familiar with Walter Reeves, he is from the University of Georgia agriculture department specializing in home gardening. His television show gardening in Georgia is on each Saturday. I know fire ants are picky eaters and any type poison that is effective takes seven feeding steps before the queen receives it.

Plus, if the bait is stored in close proximity to any petroleum or fertilizer products they won't touch it. Contact poisons that are on the market just cause the colony to move away. A well-developed colony can be as deep as 30 feet and spread out some 20 to 50 feet from the mound center. This has been documented by studies done in the early 60's when they were first sited in South Alabama.

An environmentally friendly cure for fire ants has been announced by Walter Reeves on his Georgia Gardener radio program: Simply pour two cups of CLUB SODA (carbonated water) directly in the center of a fire ant mound. The carbon dioxide in the water is heavier than air and displaces the oxygen, which

(Continued on Page 2)



Meadows of Brushy Creek

HOA CONTACT INFO

HOA BOARD MEMBERS

TERM EXPIRES

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Mel Callender, President09/2010
mel@meadowshoa.com
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anna@meadowshoa.com
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NEWSLETTER EDITOR

Mike Baranowski newsletter@meadowshoa.com

PROPERTY MANAGEMENT

(Deed restriction violations and general information)

Debra Johnson - Goodwin Management, Inc.
11149 Research Blvd, Suite 100
Austin, Texas 78759
Office (512) 502-7043 • Cell (512) 745-1511
Fax (512) 346-4873

HOA Web Site

www.meadowshoa.com

IMPORTANT NUMBERS

Williamson County (main line) 512-943-1300
Williamson County Sheriff (non-emergency) 512-943-1300
Sam Bass Fire Department (non-emergency) 512-255-0100
Animal Control
(domestic pets and stray livestock) 512-943-1389
Poison Contrl 800-POISON
For Emergencies 9-1-1
Non-Emergencies 3-1-1
Community, Healthy, Mental Services 2-1-1

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Ants - (Continued from Cover Page)

suffocates the queen and the other ants. The whole colony will be dead within about two days.

Here's the good side - club soda leaves no poisonous residue, does not contaminate the ground water, and does not indiscriminately kill other insects. Not harmful to your pets, soaks into the ground. Each mound must be treated individually and a one-liter bottle of club soda will kill 2 to 3 mounds.



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Meadows of Brushy Creek

Questions - (Continued from Cover Page)

approval from the Architectural Control Committee (ACC). If not completed within that time, please contact the ACC and request an extension.

Q: Who do I call to report an annoying barking dog?

A: We have all been faced with this one. Folks leave their house and their dogs bark incessantly until their return. Often times, the pet owner has no idea how much of a nuisance their dogs has caused because it ceases the moment they return home. If the issue can't be resolved by a knock on your neighbor's door, Williamson County Sheriff is our primary law enforcement agency. Their non-emergency phone number is 943-1300.

Q: What happens if I don't pay my HOA annual assessment (HOA dues)?

A: You HOA dues are not voluntary and should be treated as any other bill and be paid promptly. Past due balances accrue interest and must be paid in full prior to refinancing or sale of the property.

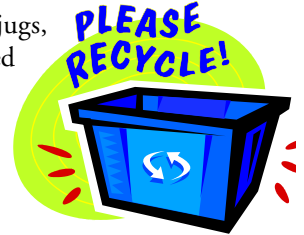
Q: How do I report a streetlight that is out?

A: Streetlight outages may be reported online at OncorStreetLight.com. Oncor asks that you provide basic contact information in case they need additional information or clarification so that they can locate and repair the light quickly. You can also report a streetlight outage by phone by calling 1.888.313.4747.

Per Public Utility Commission of Texas rules, Oncor has 15 days to complete a repair once notified, however, standard repairs like burned out bulbs and photocells are usually repaired in 5 days or less

What Is Recyclable?

Recyclable items that are accepted: newspaper, magazines, white office paper, aluminum, steel and tin cans, milk jugs, clear and colored plastic bottles (please remove any caps or lids off the plastic bottles). Thanks for recycling!



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Have a few tips on PREVENTING FROZEN PIPES.

Here are a few simple, inexpensive tips you can use to protect your home:

- Insulate pipes
- Seal leaks that allow cold air inside
- Disconnect garden hoses
- Run a trickle of hot and cold water at night when the mercury drops
- Set your thermostat no lower than 55 degrees when you are away.



For more tips, see me, your State Farm Agent.

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Meadows of Brushy Creek

Landscape Lady: February

Question of the Month:

Do I need to cover plants during the winter? If so, what do I use to cover them?

Landscape Lady Says:



My first recommendation, try to select plant materials that can withstand temperatures down to 25 degrees (occasionally happens!) although sometimes we have that special plant for that special spot and it will need to be covered. In Central Texas, Bougainvillea, citrus (lemons/oranges) and even some tender, seasonal color (Cyclamen) need to be covered during periods of extended low temperatures. You should never use plastic as this retains moisture and daytime heat which will cause your plants to bake/get moldy.


At home, you can use a sheet or light blanket to cover plants. Use rocks/bricks to hold corners down during windy times. The best material to use is freeze cloth because it is lightweight and specifically designed to protect plants during cold nights. This can be found at local retail nurseries.

Plant of the Month

Looking around the landscape right now (Brrrr!) for something that has survived the cold, wet, cold, wind, cold, etc.? One tough cookie is Rosemary. It comes in 2 growth forms. First, upright Rosemary can be allowed to grow big/bushy (some claim the plant can reach 5' in height, but that's not typical). It can also be tightly trimmed in various shapes. Second, prostrate, or trailing, rosemary tends to spread horizontally although it still will reach 18" in height. These plants are green/gray,



(Continued on Page 5)



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4 Meadows of Brushy Creek Homeowners Association Newsletter - February 2010

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Landscape Lady - (Continued from Page 4)

fragrant, tolerant of drought and love the sun. Pretty tough, which is what we need!

Lance's Corner

January- it's a time for simple evaluations and easy techniques that could lead to long-term landscape success. First, we get a chance to observe our landscapes in bare form. We can now see what may need to be pruned. If you haven't already cutback perennials that have frozen back, now is the time. The late winter months are also the best time to prune large canopy trees as well as new wood flowering trees. Along with cool weather, our cool season rains provide a great opportunity to ensure proper drainage in each part of the landscape.



The summer months won't seem so dry if you will prepare now. Looking

for ways to lower maintenance needs and improve overall landscape value and beauty? Winter is a great time to install hardscape features as the low temperatures and dormant plants help to buffer any new formed stress to your landscape.

27 Quick and Easy Fix Ups to Sell Your Home Fast and For Top Dollar!

Austin, TX – Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. Once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity.

Before you place your home on the market, here's a way to help you to be as prepared as possible. A new industry report has just been released called *"27 Valuable Tips That You Should Know to Get Your Home Sold Fast and for Top Dollar."* Through these 27 tips you will discover how to protect and capitalize on your most important investment, reduce stress, be in control of your situation, and make the best profit possible. In this report you'll discover how to avoid financial disappointment or worse, a financial disaster when selling your home. Using a common-sense approach, you will get the straight facts about what can make or break the sale of your home.

One and maybe the most important factor that influence the sale of your home is your Agent. Learn the questions you need to ask before hiring any real estate agent, know the statistics for your area, what is selling and what is not, marketing plans and how your agent will implement them. Learn how you can sell fast and get up to 5% to 15% more for your home!

To hear a brief recorded message about how to order your FREE copy of this report, call toll free 1-800-711-3791 and enter ID# 2001. Call anytime, 24 hours a day, 7 days a week.

Three quarters of homesellers don't get what they want for their home and become disillusioned and financially disadvantaged when they put their home on the market. Order your report NOW.

Reports courtesy of Carlos Ojeda of Keller Williams. Not intended to solicit properties currently listed for sale.

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The Purity Code

Sundays . 9:30 am (parents of students)

Grief Share

Sundays . 11:00 am

Soul Mates

Sundays . 11:00 am (dating, engaged, newlywed)

Home Alone

Sundays . 11:00 am (empty nesters)

Family Walk

Sundays . 11:00 am (parents)

Celebrate Recovery

Mondays . 7:00 pm

Esther Beth Moore

Wednesdays . 9:15 am or 6:30 pm (women)

Ephesians Kay Arthur

Wednesdays . 9:15 am or 5:30 pm (women)

Sunday Morning Schedule

9:30 . Blended Worship

11:00 . Contemporary Worship

9:30 & 11:00 . Bible Life Groups (all ages)

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Meadows of Brushy Creek

EAT RIGHT TIP OF THE MONTH TIPS FOR EATING OUT

Food choices away from home are important to your health and weight because many of us are eating more meals away from home. Fortunately, making healthful and delicious choices in restaurants is also easier today. Restaurants of all types are responding to customers' desires with more options in portion sizes, preparation methods and menu items:

- More appetizer-size portions of popular entrées
- More baked and broiled choices in meat, fish and poultry
- More fruit and vegetables side orders to substitute for fries.

Hit the Bricks

Make physical activity part of dining out. All you need is a comfortable pair of shoes:

- Walk from Home or the Office. Pick a restaurant that's a 10- or 15-minute walk away. You'll get your meal and 30 minutes of physical activity and avoid the parking hassles.
- Walk with Family or Friends. Get moving as a group before or after eating. A brisk walk before a meal gives you time to chat. A stroll afterward helps your digestion.

- Walk Up Instead of Driving Thru. Park your car in the lot and walk inside to get your fast food order. And make fast food an occasional treat rather than a daily habit.

Right-Size Your Serving Sizes

- Becoming sensible about serving sizes is an important way to maintain a healthy weight and it's good for your wallet too.
- Instead of a large entrée, order an appetizer and a leafy green salad or choose two appetizers for a meal.
- Start with a small serving like a cup of soup, a junior burger or a small order of fries. If you are still hungry, order something else.
- Indulge your inner child: Order a kid's meal at a fast-food restaurant. Many now offer a choice of low-fat milk and fruits or vegetables instead of fries.
- Savor your steak twice as much. Eat half at the restaurant, then take the other half home to enjoy sliced onto a green salad or as a sandwich on whole-grain bread.
- Ask for a to-go box as soon as your meal is served. Put half your

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School Preview for PK-6th grade
Tuesday, February 2
at 8am - 10am

School Preview for 7th-12th grade
Thursday, February 11
at 7pm

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Landscape Lady - (Continued from Page 6)

food into the container for a second meal. That's two meals for the price of one.

- Share from start to finish. Order one appetizer for the whole table and then order one dessert with multiple forks. Sometimes, just a bite or two is perfect.
- Share an entrée. You can ask your server to split the meal in the kitchen or divide it up yourselves at the table.

(Reprinted by permission, and attributed to the American Dietetic Association.)

Meadows Stork Report

Congratulations!

Let us help celebrate...

email info on the arrival of

your little one to newsletter@meadowshoa.com.



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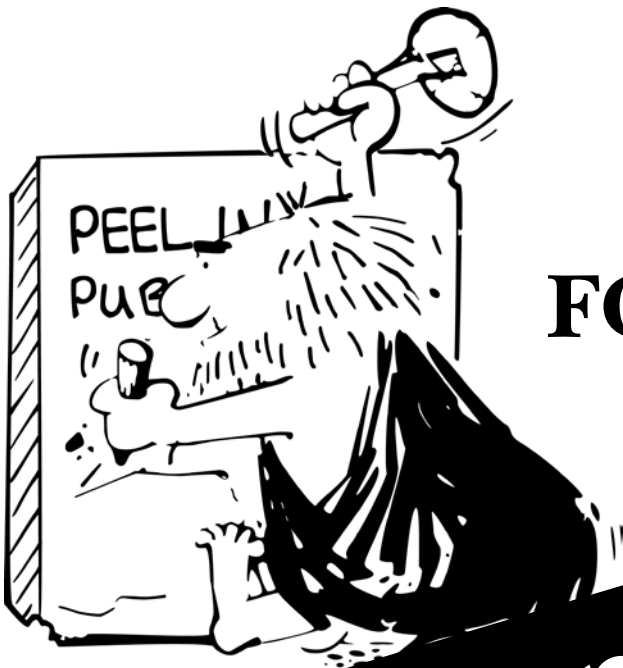
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