



BELLA VISTA

Bulletin

July 2011

Official Publication of the Bella Vista Homeowners Association

Volume 3, Issue 7

LETTER

From The President:

Hello Neighbors and welcome to Summer!!

As you may know, the ESD #14 did not sign a new contract with the City of Cedar Park; therefore, the Volente Fire Department (VFD) is now the primary responder for Bella Vista. The VFD has added staff and will receive back up through auto aid and mutual aid agreements with the Lake Travis Fire Department and the Austin Fire Department. Please continue to call 911 in the event of an emergency and the appropriate resources will be dispatched. A copy of the ESD Planning Committee Report which includes the various service options and response times is located at: <http://www.vvfd.net/ESD14-page/ESD-DOCs/ESD%20PPT%20%204-7-2011.pdf>.

Sincerely, Veronica (vfrederick@austin.rr.com)

Bella Vista Website: <http://www.bellavista-hoa.com/bellavista>

RECREATION COMMITTEE:

DID YOU KNOW that Bella Vista has a recreation committee? That is right and we are looking for help with activities for children young and old. We have something for everyone including Cub Scouts, Girl Scouts, Boy Scouts and NJHS are encouraged to participate. The Recreation Committee will provide community/service hours to our dedicated volunteers. To get involved please contact Melodee at melodeesadeghi@yahoo.com.

UPCOMING EVENTS:

- October 1st Neighborhood Garage Sale
- October 22nd Fall Festival/Pumpkin growing Contest
- December 10th Santa & Pony Rides

Please consider helping your community with safe and fun activities!

POOL COMMITTEE:

Weekly on Monday RealManage cleans the pool facility and sets the trash cans out for pickup; however, we need someone to return the trash containers to the pool on Tuesday evening. Your assistance with this task is greatly appreciated.

POOL SAFETY REMINDER: Alcohol or Glass Containers are NOT allowed in or around the pool. Violators will be requested to leave the pool area.

If you are interested in holding a party at the pool or playground, please complete the Rental Agreement and return it to RealManage.

BELLA VISTA Q & A

Q: How can I obtain a key to the pool?

A: You can visit the RealManage office at 10800 Pecan Park Blvd, Ste 100 Monday to Friday from 8:30 AM to 5:30 PM or call 1-866-473-2573.

Q: I am unable to login into the website – who can help?

A: Call RealManage at 1-866-473-2573 or send an email to service@realmanage.com.

Bella Vista

IMPORTANT CONTACTS

President, Veronica Frederick.....vfrederick@austin.rr.com
Vice President, John Shumaker john.h.shumaker@att.net
Treasurer, Bill Chapman.....wchapman@ctrma.org
Director, Shelley Lee Shelley_Lee@mac.com
Secretary, Jeremie Gordon jeremie.gordon@motorola.com
.....jeremie.gordon@gmail.com

HOA MANAGEMENT

RealManage Resident Services (pool, issues, etc).....
1-866-473-2573.....Service@RealManage.com
Association Manager: Kathy Frazier, RealManage, 10800 Pecan
Park BLVD, Ste. 100, Austin, TX 78750

*When calling 911 for assistance, let the dispatcher know we
are served by Cedar Park Fire Station #2 on Cypress Creek.*

MISSION STATEMENT

Peel, Inc. Community Newsletters

Our goal is to provide the Bella Vista community with one source of local news content that is provided by Bella Vista residents. Our goal is to help build Bella Vista by connecting local businesses with residents and residents with relevant neighborhood information.

"Be the Community."

NEWSLETTER INFO

Newsletter Publisher

Peel, Inc..... 512-263-9181
Advertising.....advertising@PEELinc.com, 512-263-9181

ARTICLE INFO

The Bella Vista Bulletin newsletter is mailed monthly to all Bella Vista residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

If you have an article of interest to the community please submit to vfrederick@austin.rr.com by the 8th of the month. The newsletter can also be viewed online at www.PEELinc.com.

NOT AVAILABLE ONLINE



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of the
Month*
JUNE

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Bella Vista

“ENERGY SAVINGS TIPS”

- 1) Check for air leaks under and around your doors. Use weather stripping tape to seal off any leaks you find.
- 2) UV blocking window film blocks radiant heat flow, keeping hot air out in the summer making it easier for your air conditioner to do its job. In addition to regulating temperatures and promoting greater comfort, this helps lower energy bills.
- 3) Consider using Super Solar screen material when repairing/replacing old window screens. Super Solar fabric can block up to 90 percent of the sun's heat and glare before it reaches the window or glass.
- 4) In most homes, insulating your water heater and the pipes that lead to and from it is the single most cost effective improvement you can make. A water heater jacket can be purchased for as little as \$15 to \$20, and you can install it yourself. This can save you around 4%–9% in water heating costs.
- 5) If you use the garage as a work area or notice the bedroom above the garage is warm in the summer and cold in the winter despite adequate insulation, consider insulating your garage doors.
- 6) In the attic:
 - a. Over time, loose-fill insulation can lose its installed R-value because of settling, especially in attic cavities. Check the installed levels of the insulation in your attic to see if it meets the recommendations of the International Residential Code (IRC) energy efficiency provisions. Residents of southern and central Texas should insulate their attics to at least R-30, or about 12 inches of pink fiberglass loose fill insulation. R-38 is recommended (16 inches).
 - b. Check if you ductwork has any leaks allowing cold air out of the AC system into the attic. An estimated 20 percent of the heated air is wasted through leaks and not delivered to the living spaces. Use duct seal mastic from home improvement stores to seal any leaks detected.
 - c. If you have pull-down attic stairs or an attic door, it should be sealed with weather stripping around the edges. Treat the attic door like a door to the outside. Builders typically staple a plastic sheathing to seal the attic door when work is finished in the attic. If that seal has been removed consider purchasing an insulated attic stair cover. Some attic stair covers available carry ratings as high as R-50.

ARE YOU

ODD OR EVEN?

We're not here to judge, we'd just like you to water on the correct days.
Odd-numbered addresses water on Wednesdays & Saturdays.
Even-numbered addresses water on Thursdays & Sundays.



Please conserve Lake Travis by following your watering schedule.
Learn more at WaterIQ.org.

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The perfect church for people who aren't.

Celebrate Recovery | Mondays @ 7:00 pm

Codependency Group (for those with loved ones struggling with addiction)
Sexual Addiction Group (male group)
Chemical Addiction Groups (male & female groups)
Women's Support Groups (eating disorders, sexual addiction)

Health, Hope & Healing | Mondays @ 7:00 pm

Divorce Care
Safe People

Specialty Classes | Sundays @ 8:30 & 11:30 am

Re-married/Blended Families
Ladies Only and Men's Only Classes

Starting Soon: Men's Anger Management, Boundaries, Women's Wounded Heart (survivors of sexual abuse)



WATCH LIVE services Sunday mornings or view any time at www.ghbc.org

Sunday Morning Schedule | 10:00 Worship | 8:30 & 11:30 - Bible Life Groups (all ages) Great Hills Baptist Church | the radiant church



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“OVER MULCHING”

Mulch has its value, but when it is misapplied, plants suffer and die. Mulch is supposed to achieve three main goals: retain soil moisture, suppress weeds and moderate soil temperatures. The root zone of an established tree extends beyond its drip line, so mounding the mulch against the trunk does nothing for the roots, except to cause the roots immediately around the trunk to grow back into the mulch mound. Piled mulch softens the bark of young trees and invites insects and diseases to invade. The lower trunk, unlike the roots, cannot survive long-term with the constant moisture trapped by a collar of mulch. It is the equivalent of planting a tree too deeply. The roots of a tree or shrub find their own level in an attempt to balance their needs for water and air. When you pile mulch too thickly above the roots, the existing surface roots are suffocated and new ones grow into the mulch. Not only does

that leave the new roots at risk of drying and dying when the mulch decays, but the roots grow across the stem, potentially strangling the tree to death.

Death from over-mulching is gradual, with symptoms sometimes taking 3-5 years to express themselves. It starts with the decline of plant vigor and rate of growth.

Symptoms of Tree Decline due to Over Mulching:

- Off-color leaves (pale or marbled)
- Abnormally small leaves
- Poor twig growth
- Die-back of older branches
- Rotting, peeling trunk bark under the mulch

These are classic signs which get worse every year. Typically by the time they are recognized by the layperson, it is too late to apply corrective measures.

Mulch Basics:

- No higher than the heel of your hand, generally 2-4 inches. If using finely textured or double shredded mulch, use 1-2 inches because these materials allow less oxygen to the root zone.
- Not against the trunk – keep all mulch 3-4 inches away from the trunk of the tree or shrub, allowing the root flare zone to show just above ground level.
- Extend to the tree's drip line if possible. Remember that the drip line moves out as the tree grows.
- If a “fresh” look is desired each season, take some of the old mulch away before adding a new layer to reach the 2-4” depth. Just lightly raking the existing mulch can achieve a finished look. Applying new material over old in successive years is the same as applying a too deep layer all at once.



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Call today to learn about our referral program!

512-263-9181



PEEL, INC.
community newsletters

TC Bella Vista Homeowners Association, Inc. *Rental/Recreational Use Agreement*

1. The Bella Vista Homeowners Association, Inc., a on-profit corporation ("Association"), is hereby renting to the Bella Vista resident signing below ("User") the Community Center Pool/Playground located on 2709 Benevento Way, Cedar Park, Texas 78613 ("Premises") on the date and for the hours set forth below. This Rental/Recreational Use Agreement is subject to the Association's Swimming Pool Rules and Regulations which are attached hereto. It is understood that the Premises are rented "as is" without warranty and without representations by the Association as to the suitability of the Premises for the User's intended use.

2. User's Obligations:

- A. User is not renting the Premises exclusively, and cannot prohibit other members of the Association from using the Premises during the times referenced below.
- B. Use of the premises shall be in an orderly and proper manner and so as not to annoy, disturb, or be offensive to others within the Premises or immediate vicinity. All garbage, debris, or other waste material shall be removed from the premises immediately upon conclusion of the party.

3. User Hereby Agrees To Indemnify And Hold Harmless The Association, Realmanage, And The Association And Realmanage's Officers, Agents, Directors, And Employees ("Indemnified Parties") From All Claims, Demands, Loss, Damage Or Expense, including Attorney's Fees, Including, But Not Limited To, Those For Death, For Personal Or Bodily Injuries, Or For Property Damages Arising Out Of Or In Connection With The Use Of The Premises By User Or Arising Out Of Any Acts Or Omissions Of User, His Or Her Employees, Relatives, Agents, Representatives, Guests Or Invitees, Including Those Due In Part Or In Whole To The Negligence Of Any Or All Of The Indemnified Parties.

- 4. User shall, upon demand, immediately reimburse the Association for any damages to the Premises.
- 5. User is prohibited from assigning or transferring this agreement.
- 6. User agrees to have no more than 20 guests in attendance at one time.
- 7. User has been given approval by RealManage employee, _____ to hold a party on _____ (day & date) from _____ to _____ (time).

In Witness Whereof, The Parties Hereto Have Executed This Agreement By Affixing Their Signatures Below:

RealManage Representative On Behalf of Association	Bella Vista User
<p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Phone: _____</p> <p>Date: _____</p>	<p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Phone: _____</p> <p>Date: _____</p>

Return signed agreement to Bella Vista HOA c/o RealManage, 10800 Pecan Park Blvd. Suite 100, Austin, Texas 78750, or Fax to: 512-219-5696, ATTN: Kathy Frazier

For more information,
 check out our website at
www.colinshope.org



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DROWNING ALERT!!!

July						
mon	tue	wed	thu	fri	sat	sun
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

In recent years, more Central Texas children have drowned in JULY than in any other month!

JOIN US IN GETTING READY FOR A SAFE SUMMER IN THE WATER!

- CONSTANT VISUAL SUPERVISION**
- LEARN TO SWIM**
- WEAR LIFE JACKETS**
- MULTIPLE BARRIERS ON ALL POOLS & HOTTUBS**
- KEEP BACKYARDS & BATHROOMS SAFE**
- ALWAYS CHECK POOL/HOTTUB FIRST FOR MISSING CHILD**
- LEARN CPR**

July – August 2011 The Hospital at Westlake Medical Center Flamingo Sale to Benefit Colin's Hope!

When the beloved garden center, Pots & Plants closed its doors- several flamingos were injured in the move. You can help them return for the best care in town at The Hospital at Westlake by donating \$15. ALL profit in June, July and August benefits Colin's Hope. You can add to The Hospital at Westlake's flock, or start your own flock at home. Visit www.westlakemedical.com for more details or stop in The Hospital's Waterfall Café, 5656 Bee Caves Road, Building L, level 3 to sponsor your flamingo. Spread the word on Facebook and raise even more funds for Colin's Hope.



August 28th 3rd Annual Colin's Hope Kids Triathlon
 Athletes ages 5-15, mark your calendars for August 28th. Our Kids Triathlon will once again take place in the Lake Pointe neighborhood. NEW this year are athlete training clinics sponsored by Austin Cycle Camp, Jack & Adams and Nitro Swimming. Go online to register at www.colinshope.org.

Download a QRcode App on your phone & scan me!

Children who drown often do not *scream, splash, or struggle.* They can silently slip beneath the water, even with adults & lifeguards present.

