

SENDERA

Volume 7, Number 3

March 2012
Sendera Homeowner's Association

Official Community Newsletter

MESSAGE FROM THE PRESIDENT

Residents...START, YOUR ENGINES!

No. it's not exactly Formula One racing, but soon many homeowners will be starting their lawn mowers for the first time since last fall. Our mowers did not get much of a work-out over the slow grass growing season last year. Many of us will find that our mowers will not start the first time we need to cut our lawns. If that happens, try removing the sparkplug and clean it with a wire brush then reinstall it. It's also a good idea to empty any fuel that has been in the tank over the winter and replace it with fresh fuel per your mower's instructions. Now is the better time to check out your machine in case you need to take it to the repair shop. Some shops are so backlogged in spring it may take a week or two and even more before you get your mower back. By then you may need industrial equipment to bale your tall grass. Happy Gardening.

On another subject, at the February Board meeting, the directors approved the 2012 budget that includes increased funding for Recreation Committee activities like the annual cook-offs and the Easter egg hunt. The process for reimbursement of expenses incurred by residents for these activities had run into some problems last year and we apologize to those who were affected by the delays. Instructions were provided to the management company that should resolve these problems and make the refund process faster. We all hope that more residents will take advantage of these events that the

Recreation Committee works so hard to produce. Information on the scheduling will be published in the newsletter or the Sendera Web. Have fun this year.

We have added some new lines of communication for Sendera. Through the efforts of our Webmaster, Sally, an email blast system has been established. If you have provided your email address to the HOA, you should be included. The first message went out February 7th. If you didn't receive it, you need to be sure you have an account on the Sendera webpage (www.senderahoa.com) and that you have put an email address in your profile. If you need a login, from the home page select LOGIN and then REQUEST LOGIN. Sally tries to process these requests within 24 hours. This communication tool lets us get critical information out faster than using the newsletter. One of the motivators for doing this was a series of daytime break-ins in Sendera and our neighbors to the north, Deer Park. As we confirm more facts about this problem, they will be included in future blasts.

We also have a Facebook page. The wall will be used only for information from the Sendera board and its committees. A Forum has been set up for residents to use to exchange comments on topics related to neighborhood issues. The Forum will be moderated for the inappropriate remarks or language.



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Sendera Recreation Committee News

Submitted by Suzann Vera

Be informed- get on the Recreation Committee e-mail distribution list to receive monthly updates by contacting Suzann at suzannchili@sbcglobal.net 291-0714 or Sharon at Sharon.boatwright@amd.com 653-5554.

- March 12-16AISD Spring Break
- March 17 Happy St. Patrick's Day
- April 7.....Easter Egg Hunt
- April 13-14 Neighborhood Garage Sale
- May 27..... BBQ Cook Off Memorial Day
Weekend

May 30 Family Fun Rum

Saturday April 7 The Sendera Easter Egg Hunt will be held at the playscape by the pool from 11:00 A.M. – 1:00 p.m. The Easter Bunny will drop by to take pictures with the children and lead the Bunny Hop dance. Join us for games, dancing, piñatas, refreshments, prizes, and a great Easter Egg

Hunt. Help will be needed before and the day of the event-contact Sharon at 653-5554cell or 602-0136wk if you are available to help.

If your child will participate please drop off 1 dozen filled eggs to 9101 Hoffman Cove by Friday, April 6th.

Friday April 13 and Saturday April 14 The Spring Sendera Neighborhood Garage Sale will be held from 8:00-1:00. An ad will be placed in the Austin American Statesman and on Craig's list. If you choose to participate on either/both day(s) have your items out by 8:00 A.M. All participants are encouraged to hang at least 1 sign.



SEND US YOUR Event Pictures!!

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to pkgardensong@austin.rr.com. Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.



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NEW LANDSCAPING CONTRACT AWARDED

Some residents have expressed concern that our old landscape maintenance contractor, Rock 'N Root, was fired. You don't really fire a contractor as long as they are meeting the requirements of the contract. We had a contract with Rock 'N Root for seven years so when the latest term of that contract expired on December 31st, the Board decided to ask for bids. A statement of services was created that went to Rock 'N Root and to several other locally owned landscape companies. Once the bids were in, we carefully compared not only the price but also feedback from representatives of other properties that were serviced by these companies. All of the bids covered essentially the same services. The sole deciding factor was the cost. The contract was awarded to Landscapes, USA, because their bid was significantly less than any of the others and almost half of what we had been paying. This is a huge savings that can go toward making sure our HOA dues don't increase and that we can have the funds needed to deal with all of the problems an aging infrastructure presents as well as consider improvement to our amenities.

Landscapes USA started serving Sendera on February 1, 2012. They met with the Board that day to set priorities on what to tackle first since there had been no mowing for a month. On February 3rd, their crew was out taking care of the most visible problems. Until the initial clean-up is done and a permanent crew is assigned, there won't be a final schedule but for now crews will tentatively be on site on Thursday and Friday. Of course, rain may cause some alterations to that schedule but we can't complain about the rain.




Preparing for the Annual Member Meeting

At the time this newsletter went to the publisher, the final decision for the date and location of the annual member meeting was still on hold as we try and locate a facility, but it will be coming up soon. Now might be a good time to review some of the documents that govern how our HOA is governed. You can find both the Declarations of Covenants, Conditions and Restrictions (DCCRs) and the Bylaws on the Sendera website. You were also given copies when you closed on your home (but who knows where those are now). There have been some recent changes to the laws that control how HOAs operate. Since the DCCRs and the Bylaws may not conflict with the law, several new rules have been passed by the Board of Directors to bring our documents into compliance. These are also on the website.

If all this is overwhelming, start with the Bylaws. They are easier to understand, shorter and in bigger font (important for us older folks) than the DCCRs. Article V is about the annual meeting so reviewing that would be a good start.

One of the things the new law did was to restrict when the board could discuss certain issues. These include fines, damage assessment, initiation of foreclosure actions or enforcement actions, increases in assessments, levying special assessments, appeals from denials of architectural control approval and suspending rights of an owner before the owner has an opportunity to appear before the board. The only time that these may be discussed and/or voted on is at an announced board meeting. Because of this, any appeal of a fine or any other enforcement action must wait until an announced board meeting. In the past, the board has been able to address appeals as they were made. That will no longer be possible.

Watch for an announcement about the date and location for the annual meeting on the website, Facebook page, marquees and in an email blast. You will also receive a packet of information about the meeting through the mail. Please try to attend. It is your HOA and it needs your participation.



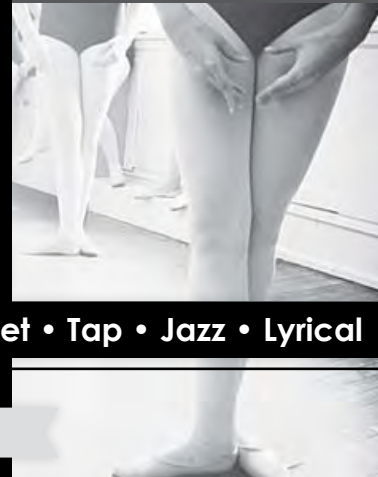
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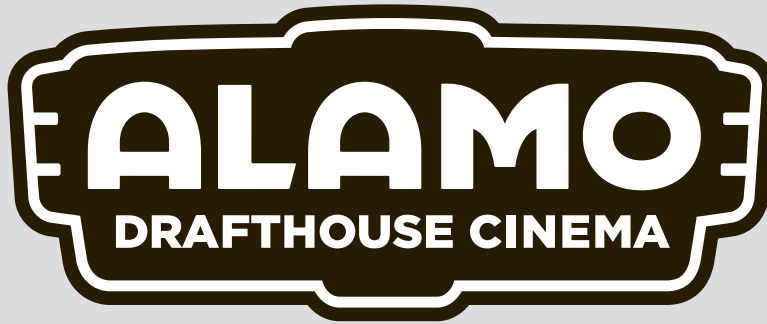
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