

# POINT BLUFF

## BULLETIN



## *The President's Message*

At our Annual Meeting on September 25th, there was great homeowner attendance and feedback given! Three members of the Board that were elected include Jack Terrazas, Brian Kelly and returning member Jose Borrero. Thank you to the outgoing members for your service: Scott de la Garza and Smaran Pakala.

The 3 mini-National Night Out events were a hit! Rough count for all three was more than 100 neighbors! Thanks to the Treviño's, Patti Bordelon, Anita Howe, Marlene Eichelbaum and all the other volunteers who helped to organize and implement! Am hoping we can host several more community social events like this in 2020.

The new neighborhood message board should be installed at the front gate by the time of this publication. This communication tool is for **official purposes only**. We will notify neighbors of upcoming Board and committee meetings, social events and Swim Club news. We have noticed paper flyers taped to stop signs and light poles regarding lost or adoptable pets. PLEASE do not do this. It makes our 'hood unattractive, peels paint from the poles when removed and there are more effective ways to advertise sale items, lost or adoptable pets or needed services. Neighborhood social media websites such as NextDoor are a great

means to share these personal notices.

We have 3 active committees and their reports follow. If you want to join a committee, have a concern or suggestion about the neighborhood, please email Mona Schneider at: [mona.schneider@fsresidential.com](mailto:mona.schneider@fsresidential.com) If you do not get an email response from her, please email me at [JimBarshop@yahoo.com](mailto:JimBarshop@yahoo.com) and I will ensure your voice is heard or concern addressed.

This article was written in mid-November, and our next Board meetings are Wednesday, Nov. 20th, then January 8th, both at 6:30pm at the Swim Clubhouse. At the November meetin we will be resolving the 2020 budget, discussing a dues increase of 5% as recommended by the recent update to the Reserve Study, and neighborhood vehicle stickers.

Hope to see you at one of the upcoming committee or Board meetings! All Point Bluff neighbors are encouraged to come! Thanks to the many neighbors who actively give their energy and time as volunteers. And, thanks for your positivity and the opportunity to be of service.



*Photos from  
this year's  
National  
Night Out!*



***Are You Getting  
Our HOA E-blasts?  
If Not, Take More Action Today!***

If you've given your email address to Kem or Mona to get on the neighborhood e-blast like I did, you might wonder why you're **NOT** getting the periodic emails. We have recently learned that simply giving them your email address is not enough! To sign up for e-blasts, you **MUST** go to:

**<https://pointbluff.connectresident.com>**

and log in or register. Then, go to the upper right-hand corner of your dashboard, click on the colored dot with your initials, and click on "my profile". Add (or correct) your email address to get on the e-blast list and receive regular e-mail updates from the Board and HOA Managers.

Save that link!!! From your dashboard, you can also:

- pay your dues
- check out the neighborhood calendar
- access all forms and documents
- make a service or architectural modification request, or
- update your personal information.

It's that easy! Please help us communicate better with you by signing up today!

***Point Bluff HOA  
Community Calendar***

***December 5th, 6:30pm***

Landscape Committee

*18422 Point Bluff Dr.*

***December 11th, 6:30pm***

Safety & Security Committee

*Swim club meeting room*

***2020 Meetings  
(Scheduled to date)***

***January 8th, 6:30pm***

Board of Directors

*Swim club meeting room*

***January 15th, 6:30pm***

Safety & Security Committee

*Swim club meeting room*

***February 12th, 6:30pm***

Safety & Security Committee

*Swim club meeting room*

## *HOA Manager*

NextDoor and Facebook are great social media platforms when looking for a lost pet or getting to know the neighborhood. The HOA does not use either of these platforms for official notifications. The FirstService Residential Connect resident portal is the official platform used by the HOA. Connect has been designed to help with many things pertaining to the HOA including: accessing Community Documents, contacting the Association Manager, eblasts, obtaining community news and information, managing your accounts, search the community directory, find answers to your question and the community calendar. You will need to login and register on the FirstService Residential Connect website: <https://pointbluff.connectresident.com>. If this is your first time logging in, please select Resident Access then Register and follow the registration process. If you have any issue with this process, please contact the Care Center at 877.378.2388.

Time to have more fun at the Point Bluff Swim Club. Santa Visit will be December 22nd, 11 a.m. - 1 p.m. at the clubhouse.

The clubhouse is available for holiday parties and events. If you wish to make a reservation or check to see if the date you want is open email [SAReservations@fsresidential.com](mailto:SAReservations@fsresidential.com).

It is important to have your email and/or phone number on file with FirstService Residential. If an emergency arises at your home while you are away having contact information is crucial.

Mark your calendar's to be sure and not park or leave your trash/recycle cans on the street the third Thursday each month, December 19th, January 16th and February 20th. This is when the street sweepers are in Point Bluff.

New easier ClickPay rolled out July 23, 2019. We are excited to introduce ClickPay as our new and improved way for you to manage and pay your HOA assessments and other fees. ClickPay replaced our existing online payment platform, Community Association Bank, a Division of Mutual Omaha, and will provide a more convenient way to manage payments. Online payments can be made by registering and creating you a profile at [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService). If you would rather mail your payment please send it to Point Bluff HOA, PO Box 62052, Newark, NJ, 07101-8062.

Mona Schneider, Association Manager, 210-582-5995, [mona.schneider@fsresidential.com](mailto:mona.schneider@fsresidential.com)

## *Landscape Committee Preps for a new Master Landscaping Plan!*

The Landscape Committee has been diligently working on the request for qualification and sample bids for the masterplan landscape project. We are happy to share this was issued to four potential suppliers in early November. Future updates will be coming in the next newsletter. The new masterplan will include all HOA common areas including the entrance, the medians on Point Bluff Dr., the community parks and the Peninsula gate area.

Look for the new Point Bluff Community message board as you exit Point Bluff! The HOA will be using this message board to share official community information such as HOA social events, Board and committee meetings as well as Swim Club announcements.

The next meeting of the Landscape Committee is Thursday December 5 at Pam Hall's home 18422 Point Bluff Drive. For future meeting dates, times and locations, please email: [dcesaro@att.net](mailto:dcesaro@att.net)

With a copy to: [mona.schneider@fsresidential.com](mailto:mona.schneider@fsresidential.com)

## *Access to Salado Parkway Trail Update!*

Our committee met in November with representatives from Salado Creek and Cross Timber subdivisions. We walked several proposed routes connecting the Salado Trail to the existing asphalt walking path which parallels Rogers Ranch Parkway. We were accompanied by a representative of the engineering firm of BAIN MEDINA BAIN.

The group has reached a consensus that this is the best possible site for the access trail. It utilizes already existing trails, it does not impair the security of any of the affected subdivisions in Rogers Ranch, and the topography is suitable for a trail that can be used by all residents.

We are reaching out to the HOA's of all the Rogers Ranch Community seeking support for this endeavor.

We hope to receive a bid from the BAIN firm for feasibility, design, permitting services and estimated cost. If you would like to be part of the committee, please email: [jerry@jgibsonmediation.com](mailto:jerry@jgibsonmediation.com) and [mona.schneider@fsresidential.com](mailto:mona.schneider@fsresidential.com)

# Safety and Security Committee Report (December 2019)

The Committee meets regularly to discuss security and safety issues in our community. Roving patrols, resident vehicle stickers, vehicle speeding, and replacing the existing gate cameras have all been addressed recently.

As of this writing, our November 21 meeting will highlight a visit from SAFFE officer Sarah Rahman who will talk about neighborhood and personal security. We will report what was shared in the next newsletter.



The speed of vehicles traveling through our neighborhood is a subject of constant concern. From September 30 through October 4, a radar speed detector was placed on Ivory Creek (heading toward the gate), visibly reporting vehicle speeds and collecting data. A special thanks to our District 9 Councilman John Courage, who arranged the loan of

the equipment. We expect to borrow the equipment again for a different location in Point Bluff.

Of just over 1,800 vehicles traveling across this relatively flat section of road towards the gate:

Average speed: 24 MPH	Vehicles > 36 MPH: 2.2% of total
Average daily highest speed: 44 MPH	Vehicles > 31 MPH: 17.5% of total
Highest speed: 48 MPH	Vehicles > 25 MPH: 48% of total

In our week of observation, the *average* speed recorded did not appear excessive, though this average was biased downward somewhat due to vehicles leaving driveways or parking spots just prior to the recording equipment. **The speed limit in our community is 25 MPH.** This is not meant as a guide or an average, but a maximum! With traffic moving in two directions, worker's vehicles parked on both sides of the street obscuring sight lines, occasional pedestrians and bicyclists, and vehicles pulling in and out of driveways, 25 MPH may be too high to be safe. Driving a half mile on one of our roads at 25 MPH instead of at 35 MPH costs a mere 20 seconds. Slow down! Please remind your young drivers and your contractors as well.

At our October 23 meeting, the committee voted to recommend that the HOA Board purchase small rear bumper/window stickers for voluntary use by residents to help our community and roving patrol identify a vehicle that belongs to a resident. Final approval is now with the Board.

## Recent Crimes Report

10/12 – Theft on Wild Basin. Homeowners believe theft is related to housekeeping service.

10/29 – Burglary on Mont Blanc. The Safety & Security Committee has no further information available. If you have information to share related to this crime, know of any crimes that are not listed above or want to join the committee, please send contact [rrpbssc@gmail.com](mailto:rrpbssc@gmail.com) and copy [mona.schneider@fsresidential.com](mailto:mona.schneider@fsresidential.com)

The next scheduled meetings are scheduled for December 11, January 15, and February 12 at the Swim Clubhouse starting promptly at 6:30pm. Please join us!

**GO GREEN**

Receive your newsletter in your inbox

For details go to [www.PEELinc.com](http://www.PEELinc.com) and click the RESIDENTS tab

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*Help Keep Our  
Neighborhood  
Beautiful!*

## 5 Tips to Ward Off Cold Weather

Colder weather brings plenty of changes, especially in the ways you take care of your home and self. Especially when the temperature drops, extreme winter conditions can play havoc not only with your skin and health, but also your family's comfort.

Take steps to protect your family and household as the weather starts to cool this season with these practical tips:

*Take steps to help prevent the flu.* As temperatures drop, the chances of getting sick rise. That's partly because certain germs and viruses thrive in colder temperatures, and because the cold puts extra strain on your immune system. When it is cold outside, people are also more likely to spend time indoors (and in closer quarters) where germs are more easily spread. Do your part to help prevent the flu by washing your hands often and covering your mouth or nose when you cough or sneeze. Also be sure to stay home if you're sick and avoid exposing others to your illness.

*Prepare your wardrobe.* Colder weather outside means more skin sensitivities and dryness. Long pants and sleeves don't just add warmth; they also protect your skin from harsh outdoor elements. When you haul your winter wardrobe out of storage, start the season on a comfy note by washing everything with an option like 'all Free Clear Liquid Detergent or Mighty Pacs. It's the No. 1 laundry detergent brand recommended by dermatologists, allergists and pediatricians for sensitive skin due to its hypoallergenic formula.

*Dress in layers from head to toe.* Bundle up with winter accessories to match the daily weather forecast. For chillier mornings and nights, cover exposed areas such as your head with a hat, neck with a scarf and hands with gloves. To accommodate warmer weather during the day, layer flexible clothing options to accommodate temperature shifts.

Stay active. Physical activity naturally warms your body in the short term. In fact, shivering is your body's natural physical response to generate body heat when you're cold. Aside from the immediate benefits, keeping active during the colder months can help in other ways, too. A healthy cardiovascular system keeps your blood flow steady and strong, and a good circulatory system plays an important role in keeping your body, and especially your extremities, warm when temperatures take a dip.

*Nourish your body and skin.* Preventing painful dry cracks and itchy, scaly skin is a job that requires attention inside and out. Externally, moisturize shortly after showering to trap in the water lingering on your skin, use extra lotion throughout the day on areas prone to drying and reapply lotion after washing hands. Remember to protect sensitive spots like your lips that can easily chap and crack. You can also prevent dry skin by ensuring you're drinking plenty of water and eating a healthy diet with plenty of essential vitamins and healthy fats.

For more ideas to prepare for changing weather, visit [all-laundry.com](http://all-laundry.com).

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Whether you're huddled around the fireplace, gathered at the table or strolling through a winter wonderland, the holidays are all about enjoying pure and memorable moments with family and friends. With all of the seasonal gatherings, you can certainly expect that almost any host or guest will attempt to provide a classic holiday treat for everyone to enjoy.

This year, you can give your traditional holiday bake a refreshing twist sure to spread all kinds of holiday cheer with this Enjoyment Peppermint Pie topped with Homemade Whipped Cream, which can be easily whipped up with less than 10 ingredients total.

From pumpkin pies to gingerbread cookies and everything in-between, an option like DairyPure Heavy Whipping Cream can be a must-have kitchen staple this season, one you can feel good about knowing it's sourced from trusted dairies.

For more recipes for the holidays and every day, visit DairyPure.com, and find DairyPure on Facebook, Instagram and Pinterest. Downloaded from FamilyFeatures.com.

**Prep time:** 15 minutes

**Cook time:** 20 minutes

- 1 envelope unflavored gelatin
- 1/4 cup cold water
- 2 1/2 cups DairyPure Heavy Whipping Cream, divided
- 8 ounces soft peppermint candy
- 1 chocolate cookie crust
- crushed peppermint candies, for garnish

Soften gelatin in water; set aside.

In small saucepan over low heat, cook 1/2 cup whipping cream with candy until candy melts.

Add gelatin; mix well.

Whip remaining whipping cream. Let gelatin mixture cool and fold in whipped cream, reserving 1/2 cup for garnish.

Pour into crust. Chill.

Before serving, top with reserved whipped cream and crushed peppermint candies.

## Homemade Whipped Cream



2 tablespoons granulated or confectioners' sugar

2 cups DairyPure Heavy Whipping Cream

1 teaspoon vanilla extract or liqueur

In chilled glass bowl, add sugar to whipping cream. Using whisk or hand mixer, incorporate sugar into heavy whipping cream until it begins to thicken, leaving visible trails. Continue to whip until soft peaks start to form.

Fold in vanilla extract or liqueur. Serve immediately or refrigerate and remix 1-2 minutes before serving.



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