

OUR  
NEIGHBORHOOD  
ASSOCIATION

SPECIAL  
POINTS OF  
INTEREST:

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BOARD

MEMBERS:

Ed Rodriguez  
President  
Communications  
Committee Chair

Ken Blevins  
Vice-President  
Public Works  
Committee Chair

Teddy Sherman  
Parliamentarian  
Social Committee  
Chair

Greg Varady  
Secretary  
Park Operations  
Committee Chair

# Harris Glen HOA

WWW.HARRISGLENHOA.COM

4TH QUARTER 2010

## Park Development Update

Your HOA Board of Directors would like you to know what has transpired over the past two years toward the final development of the neighborhood amenities which we've all been looking forward to for many years. Much work has been accomplished to overcome all the obstacles required by the City of Austin.

1. We have gone through the subdivision process to combine two lots, along with the 0.26 acres to form one new lot, of about 0.86 acres, called 'Lot 1A'. This will provide us the maximum area available to build the new park.

2. After many meetings with City's Board of Adjustments, we were successful in reducing the number of parking spaces down from 37 to 10. Not a feat to be considered lightly as there was no requirement for the City to reduce this number at all.

3. The formal development of the site plan has finally been approved. This is a set of documents that designs and details how we are to deal with issues such as final site components size and location, contouring of the site, storm water management and runoff, landscaping, lighting, utility placement, etc.

4. We have been working with our engineering team to develop a water quality plan to 'pre-treat' our water runoff before it hits the drainage easement behind Dextford Drive. We are investigating the best and least cost methods, in terms of space and dollars to treat this relatively small amount of runoff based on our impervious cover (paving and sidewalks) to satisfy the City's requirement for water quality.

5. We have also received final approval on design and docu-

ments for the structures on the site that were required to go through the Building Plan review process in the City.

6. The Civil Engineer worked on the final construction document submittals for the Site Plan submittal/review now that all elements are set, and that has also been approved.

7. Two board members recently met with city officials and engineers along with the Property Manager of the Harris Ridge Phase IV HOA to discuss the overgrowth of property adjacent to our park site. It has been the responsibility of that HOA and the city to keep that tract of land maintained. It is that lack of maintenance that has also delayed the start of our project.

8. Most recently we have been awarded our site permit, but (story continues on page 2)

## HOA Annual Dues to Increase in 2011

Our homeowners dues have been consistently at \$160 over the past 12 years, but we now have a need to increase our dues to \$280. This is still well in line or less than other neighborhoods our size with similar amenities.

In 2011, the \$280 annual HOA dues can be broken up into quarterly payments of \$70 each. You

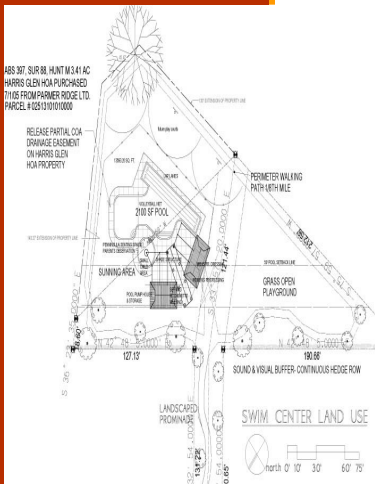
can still pay the full amount in January, but be advised that if quarterly payments are missed or late, additional fees will result. Payment coupons will be included with your dues notice.

The board and management company over all these years has been very frugal with our association money and will continue to be

frugal as we move into this next phase of our neighborhood development.

If you have any questions, comments or concerns about our park or annual dues, please feel free to send your concerns to [info@harrisglenhoa.com](mailto:info@harrisglenhoa.com).

# Park Development Update (Continued)



Rough depiction of the park. For better viewing go to [www.harrisglenhoa.com](http://www.harrisglenhoa.com)

“Now is a great time to join the Social Committee and help us find new ways for us to have fun in our neighborhood.”

Keep in touch with your Board of Directors through [info@harrisglenhoa.com](mailto:info@harrisglenhoa.com)

the city does not want us to begin our project until the overgrowth to the property adjacent our park is maintained. This is problematic because we don't own this property. We are being delayed for the lack of property maintenance by Harris Ridge Phase IV and/or the City of Austin.

The list of detailed activity undertaken by your board illustrates the long process just to get us where we are today.

We have asked our attorneys to increase the heat on the city and the property owners to

maintain that adjacent property so we can begin our project and schedule our ground breaking ceremony. We hope this will be resolved soon so we can begin construction first week in January and end in May.

The Park Operations Committee is also working hard to anticipate the needs of our future park and pool and has created a set of rules which will govern our park and pool operations. They have also created a rental agreement for anyone interested in renting the clubhouse for a small gathering.

They have done a fine job for our neighborhood. A copy of the finalized rules and regulations are posted on our association website: [www.harrisglenhoa.com](http://www.harrisglenhoa.com).

As for financing, we have two banks who have given preliminary approval to our loan request and we are obtaining a third to get the best deal possible. We are the closest we have ever been, and we can finally see the light at the end of the tunnel.

Don't give up hope.

## Social Committee

The Social Committee is soliciting additional volunteers to help judge the 2010 Christmas Decorating Contest.

Three winners will be selected and awarded \$50 each for their dedication to the decorating of their homes to commemorate the holiday season.

Other events the Social Committee is planning include these events:

- A ground breaking cere-

mony for our park development in January 2011;;

- A Grand Opening ceremony for the park and pool in May;
- A neighborhood wide garage sale in summer 2011;
- 2011 Yard of the Month during May through September.

Board Member, Teddy Sherman, will welcome anyone

interested in joining him on the Social Committee.

Now that we'll have a pool and club house, having social events for all our residents will be so much easier.

Now is a great time to join the Social Committee and help us find new ways for us to have fun in our neighborhood.

To contact Teddy, please find him on our website at this address: [www.harrisglenhoa.com](http://www.harrisglenhoa.com)

## Communications Committee

The Communications Committee always welcomes anyone interested in helping us get the word out to residents of things going on in our neighborhood. Even if you wouldn't mind editing a newsletter every now and again. These communication methods have been developed and will continue on into 2011 and beyond:

- FaceBook Page titled Harris Glen Homeowners Association—Austin, Texas.
- [www.harrisglenhoa.com](http://www.harrisglenhoa.com)
- Hard Copy Newsletters
- Constant Contact e-newsletters

Send your email address to [info@harrisglenhoa.com](mailto:info@harrisglenhoa.com) so you can get our electronic newsletter. This method of information sharing is a real cost savings for all of us.

If you'd like to help out on the Communications Committee send a note to this address: [info@harrisglenhoa.com](mailto:info@harrisglenhoa.com)



Get ready to decorate the neighborhood for the season.

# Get Ready for the Christmas Decorating Contest

**One of our homes nicely decorated for the season**

Now is the time to start the preparation to get your home decorated for the season. It makes it fun to walk the neighborhood and to enjoy the lights and decorations.

Each year more and more folks get out there to decorate. It really makes our neighborhood enjoyable to be a part of during the holidays.

*“Decorate for the season, as it brings a smile to many faces.”*

The Social Committee will also be adding an incentive of \$50 to three winners for the most festive and interesting decorations. Get out there and win some money.

**“Thanks everyone for helping keep our neighborhood a great place to live and raise a family.”**

## Common Neighborhood Rules to Remember

Just as a courtesy for everyone, these are the most common neighborhood rules we should all be aware of:

Rule 1: Always keep your yard maintained. That includes trimmed yards, edged sidewalks and driveways, and don't leave your trimmings in the street.

Rule 2: Be prompt about clearing

your empty trash receptacles from the street after they have been emptied.

Rule 3: Please park your vehicles in your driveways. Because we have children playing in their front yards and in the street, less congested roadways are safer and make our neighborhood more pleasant.

Rule 4: Always pay your annual

dues on a timely basis. It reduces late fees and costs associated with collection attempts.

Rule 5: Slow down as you drive through the neighborhood. Speeding through our narrow streets can be dangerous.

Thanks everyone for helping keep our neighborhood a great place to live and raise a family.

## Board Position Open - Your Help is Welcome

If you are interested in helping support our great neighborhood, please consider being appointed to the board. The term would end at our April 2011 annual meeting.

If you decide it is something you'd like to continue doing, you can be added to the candidates list for elections to take place at that time.

So come on and try it on for size. You never know, you just may enjoy

helping out in this capacity.

The current position as Treasurer is open and ready to be filled. These duties include:

- Reviewing our financials on a monthly basis which are provided by the management company.
- Providing an update to the board during board meetings

and to the residents during our annual meetings

- Making sure that we maintain financial constraint with a frugal eye on all that we do.

For questions contact a board members at [info@harrisglenhoa.com](mailto:info@harrisglenhoa.com).





## Constant Contact Electronic Newsletters

Beginning in 2010, the Communications Committee has provided Harris Glen HOA members with electronic newsletters. We'd like to continue this method of communication in 2011 and beyond, but it requires one thing, the willingness of those who do not receive one to provide us with an email address.

The email addresses are only used for the purposes of getting the electronic newsletters sent out. Hard copy newsletters like this are costly because of printing and mailing expenses.

Electronic newsletters are easy to produce and cost us very little in comparison to this newsletter.

Please send your e-mail address to **info@harrisglenhoa.com** if you have not already done so. You may also send any questions you may have to the address shown. This is the

email address anyone can use to request information or to ask a questions about bylaws, rules & regulations, when meetings are scheduled, etc.

The Board will work quickly to answer any questions or to make sure your email address is added to receive our electronic newsletters.

The purposes of all our communication is to keep our residents informed, engaged and a part of the happenings of our neighborhood. We take our jobs seriously because the Harris Glen Homeowners Association is a membership organization made up of 301 homeowners. Our membership works together to ensure that our neighborhood remains a beautiful place to live, a safe environment for our families and a neighborhood we can be proud of.

**Please send us your email address today.  
Thank You!**