

# CREEKSIDE PARK



Volume 1, Issue 2  
April 2008

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## NATIONAL NIGHT OUT Tuesday, October 7 from 6:00-8:00PM

Come join your neighbors in our annual National Night Out celebration at the Creekside Amenity Center (pool and park.)

We'll be serving complimentary:

- hot dogs 
- sausage wraps 
- desserts
- drinks

In addition, we'll have entertainment and treats:

- Bounce house and inflatable slide



- **Treat bags** for the kiddos with Halloween Safety tips



- **Child ID Kits**
- **Music**
- Law enforcement and rescue staff and vehicles



There will be great

*door prizes*

*donated by area*

businesses such as  
Cracker Barrel,  
Chili's, Little  
Caesar's and MORE!!

\* \* \* \* \*



### What is National Night Out?

**It's America's *Night Out* Against Crime!**

**NATIONAL NIGHT OUT is designed to:**

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anticrime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

Last year's National Night Out campaign involved citizens, law enforcement agencies, civic groups, businesses, neighborhood organizations and local officials from over 10,000 communities from all 50 states, U.S. territories, Canadian cities and military bases worldwide. In all, over **35 million** people participated in National Night Out 2007.

# What's Your Calling? You ready to get Involved??

**You have the opportunity to get involved in the neighborhood and make a difference. In addition to the Board of Directors, there are committees in which to become involved.**

**Pool** - Make recommendations to the Board regarding operation of the community recreation center, the swimming pool rules and hours of operation.

Chair: Steve Eskew

**Recreation** - Plan neighborhood parties and other Association events; Help organize neighborhood clubs or groups; Help organize neighborhood play groups; Advise the Board on all matters pertaining to any recreational programs and/or

activities of the Association.

Chair: Ben Kiowski

**Publicity** - Work with the other committees to publicize Association events and news; Prepare a newsletter to inform the members of all activities and function of the Association; advertise services provided by members; maintain the neighborhood website. Co-chairs: Julie Smith and Laura O'Brien

**Maintenance** - Make recommendations to the Board regarding maintenance of common areas; organize Annual "Clean Up Day"; Consider special recognition awards for the "Yard of the

Month";

**Security**—Coordinate the "Neighborhood Watch" program.

Chair: Adam Benson

What you may notice is that many of the members and chairs are also on the board. The same few people are doing many jobs, and YOUR help is very needed. Please consider getting involved! Make a difference and meet some new friends!



## ACC Updates and Information

The purpose of the ACC is to enforce the architectural standards of the community and to approve or disapprove plans for improvements proposed for the Lots.

The process for submitting a proposal is as follows:

(From the Community Handbook HOA Article V, Architectural Review, Section 5.1 - Section 5.7)

- Homeowner to complete the two page Application (a copy of which may be found in the Community Handbook)
- Submit Application to the attention of Jennifer Stephens

at REALMANAGE via fax at (512)-219-5696

- RM will scan Application and forward to ACC
- ACC will process to make sure Application and all supporting documentation is provided (i.e. pictures or diagrams representing work)
- ACC will have 21 days from the time a full and complete Application has been received to give guidance
- ACC will contact RealManage for guidance
- RM will contact homeowner with the response of the ACC Article V, in the community

handbook, states that no building, fence, wall, outbuilding, landscaping, pool, athletic facility or other structure or improvement shall be erected, altered, added onto or repaired upon any portion of the property without the prior written consent of the ACC.

If you have any questions, please contact William McAnelly, ACC chair, at 496-3840; [wmcnelly@creeksideparkbuda.com](mailto:wmcnelly@creeksideparkbuda.com).



Halloween Decoration Contest  
Will you be this year's winner?



# Neighborhood Clean Up Day

## A BIG success...in spite of LOW turnout!



Sandy, board member



Mike, board member



Matt, volunteer



Julie, board member

## The FAB FOUR get the job done!

We worked hard.....and played hard, too! Starting at 8:00AM, we finished up around 3:30PM

Hard work paid off! The fence looks great!!



Breaking it down:  
 Commercial cleaning service BID: \$750  
 Time involved: approx. 4 hours

**Neighborhood volunteers actual cost:  
 \$120 for rental of sprayers and misc. items  
 Time spent: 7.5 hours**

**Savings to YOUR HOA: \$530**



**BEFORE**

**AFTER**



## Annual Neighborhood Clean Up Day



Board member Sandy Twidwell presents the one and only volunteer at our annual neighborhood clean up day with a "door prize." Matt Cullen received a \$25 gift certificate to Home Depot. He helped provide much needed water hoses and manpower to the power washing project! See page 3 to find out how Ben hauled those hoses!

By holding yearly clean up days, the HOA is able to save money on big projects. Last year's project was the repainting of the pool house, saving the neighborhood hundreds of dollars.

Unfortunately, without the support of our community, these projects are very difficult. This year, only four residents participated. What was anticipated as a 4-hour job turned into a nearly all day event.

Our homeowner's dues are at stake here. Please consider whether or not an hour or so of your time once a year or once a month is worth more than an increase in your dues! With participation so low, the HOA

will likely turn to hiring out these expensive projects in lieu of burning out the few who make an effort.

Please consider offering your time and energies to your neighborhood. It only takes an hour here and there to make a huge difference.

You can do your part by:

- Participating in a project
- Serving on a committee
- Joining the Board of Directors
- Reporting vandalism at the pool and park (which in turn saves money on repair costs.)
- Attending quarterly meetings
- Attending the annual meeting
- Giving your input, ideas and suggestions!

# Home Energy Checklist for Savings!

For More Info, see the City of Buda Website at [www.ci.buda.tx.us](http://www.ci.buda.tx.us)!

Use this checklist to survey your home and begin making improvements right away.

- Set your thermostat on 78 degrees, or as high as comfortable, in the summer and 68 degrees, or as low as comfortable, in the winter.
- See if your refrigerator, dishwasher, washing machine, clothes dryer, and other appliances have energy-savings settings. If so, use them!
- Check the coils on the bottom of your refrigerator. The coils underneath your refrigerator have a tendency to collect dust and debris. By periodically cleaning these coils, you can help your refrigerator run at peak efficiency.
- Lower the temperature of your water heater to a warm setting (120°F).
- Keep waterbeds covered with blankets. The covers insulate the bed, saving up to one-third of the energy it uses.
- Visually inspect the outdoor condensing unit for your air conditioner to make sure no dust or debris covers the

refrigerant coils. Clean coils can dramatically improve your air conditioner's efficiency.

- Prevent damaging algae buildup in your air conditioning unit by pouring one to two capfuls of bleach in the condensation drain two to three times during the cooling season. Algae can cause your drain pan to fill with water and overflow.
- Inside your home, make sure your duct connections are secure. While checking your connections, look for holes in your ductwork. Even small openings let conditioned air escape before that air can heat or cool your home.
- Caulk around leaky windows and doors; download our [Caulking Tips brochure](#) for details.
- Use outlet covers on unused electric outlets to make them airtight.
- Change your furnace, air-conditioner, and heat pump filters.
- Replace incandescent lights with compact fluorescents, starting with the bulbs you use most often.
- If you have a fireplace, install a glass

fire screen to keep heated air from escaping through your chimney during the winter.

- Insulate hot water pipes and ducts that run through unheated areas.
- Install low-flow showerheads and faucet aerators.
- Review insulation levels in your home. Have a contractor blow insulation into the attic and, when possible, the walls.
- Have your heating, air conditioning, and ventilation systems serviced/assessed by a professional. Consider replacing old units. Don't forget to contact PEC about our HVAC rebates. You can also download our [HVAC Rebate Program brochure](#).
- Consider replacing major appliances that are aging or in poor condition with more energy-efficient models.
- Plant trees or shrubs to shade your air conditioning compressor. Make sure you plant vegetation at least 2 to 3 feet away from the unit to allow easy access and unobstructed air flow.

## *Second Annual Holiday Bazaar*

Last year, a group of residents got together to hold a Holiday Bazaar featuring their handmade items, candles, jewelry and more! Once again this year, plans are underway. If you would like to participate in this annual event, please contact Karen R. at [kremmers1@yahoo.com](mailto:kremmers1@yahoo.com).



Once we get input from residents and a group of participants, we will confirm a date and start advertising. In the meantime, contact Karen, start working on your hobbies, crafts and other projects and plan for that extra holiday spending money!

## RealManage Resident Portal

Some of you may have already found this great resource! If not, you need to check it out!!

The resident portal is a great feature found at [realmanage.com](http://realmanage.com).

You can manage your account, find a neighborhood directory, make payments, read announcements, and much more! Check it out today!! It's easy and FREE!!

## Citywide Garage Sale: Benefits Women's Center and Buda Food Bank

The Go Sell Something Project will be held on Saturday, October 18 at the Hays High School parking lot. Everyone is invited to participate in selling and/or buying! All proceeds will benefit the Women's Center and the Buda Food Bank.

For more information, go to [GoSellSomethingProject.com](http://GoSellSomethingProject.com) or call 512-295-1436.

# Letter from a new board member

I recently joined the board of the Homeowners Association and I wanted to write about my experience so far and what it means to be on "The Board". First, a little about myself, I am a middle aged woman, a nurse and when I moved here five years ago was a single parent raising a teenage daughter. I moved here from Austin to be in a more quiet area, less traffic, less expense. I settled in and kept my house up as best I could. My daughter and I mowed but the weed eating was a real hassle and wasn't always done.

Anyway I've lived in neighborhoods with restrictions before and was familiar with the little cards you get for leaving your trash can out or having a boat parked in the driveway. I understand the reason for the restrictions, we all want to live in a neighborhood that is well kept so that our home values stay up. Well, I saw the signs and newsletters about neighborhood meetings but I didn't bother to go to most of them. Went to a couple and they were fun and informative but if I wanted to watch a TV show or there was something else to do around the house I didn't bother.

Then I joined in with the neighborhood Bunco game. Now that was fun. I enjoyed meeting the ladies, eating good food, getting to know each other and playing that silly dice game. One night Julie, our neighborhood president, mentioned that they needed a board member. I thought about it. My daughter had moved out by this time and so I thought I have time now so why not? I told her I would like to check it out.

I didn't know what the board members do, how they work in conjunction with the management company to keep the pool, the landscaping, and the neighborhood business going. The management company, Real Manage, does the real business of cutting the checks when there are repairs needed, doing the research on who should do the work and what other neighborhoods have done. They know the deed restrictions and send out the inspector who sends out those little cards.

The board members make decisions for the neighborhood about keeping the neighborhood up and settling issues like pool upkeep and repairs and they also plan neighborhood events to try to get our neighborhood to be more cohesive and fun—to get to know each other and watch out for each other, help each other. It takes work to keep the neighborhood safe and a neighborhood you can feel proud to live in. We all have our houses to keep up but we want our house to be in a neighborhood that is also kept up and someone has to do that. It doesn't just happen. Being on the board is really interesting and the people on the board are just regular working class family people who take the time to be interested in keeping things going well in the neighborhood.

I feel kind of bad about the years that I didn't participate in National Night Out or go to Neighborhood Meetings, Work Days, the Easter Egg Hunt or other activities but I hope that more people will take part in making this a cohesive and fun neighborhood. Get involved! We need your help, your ideas, your enthusiasm. This is your neighborhood and it needs you. So the next time you get a newsletter or see a sign about a Neighborhood Meeting or activity, take part. You'll be glad you did. We have great people in the neighborhood if we can just make the time to get to know it.

--Sandy Twidwell

**Neighborhood Newsletter  
September 2008**



**We're on the WEB!  
Go to:  
CreeksideParkBuda.com**

**Committee Chairs**

**William McAnelly, ACC**

496-3840 -

wmcanelly@creeksideparkbuda.com

**Ben Kiowski, Recreation chair**

bkiowski@creeksideparkbuda.com

**Julie Smith, Publicity/Newsletter**

295-7608 - jsmith@creeksideparkbuda.com

**Laura O'Brien, Publicity/Website**

312-2897 -

webmaster@creeksideparkbuda.com

**Steve Eskew, Pool**

295-6562 - seskew@creeksideparkbuda.com

**Adam Benson, Security/Neighborhood  
Watch**

934-1178 - abenson@creeksideparkbuda.com

**Board of Directors**

**Julie Smith, President**

295-7608; jsmith@creeksideparkbuda.com

**Laura O'Brien, Vice-President**

312-2897; webmaster@creeksideparkbuda.com

**Michael Lleverino, Treasurer**

925-3406; mlleverino@creeksideparkbuda.com

**Sandy Twidwell - Director**

312-5806; stwidwell@creeksideparkbuda.com

**Dates to Remember...**

**October 7—6:00—8:00PM**

**National Night Out**

**October 31—Pool season ends; Holiday Decoration  
Contest winner announced**



Interested in neighborhood activities like BUNCO, Canasta, Footsie, Poker, Wine Tasting, etc.?? Check out the website and send an inquiry.

**Do you have news, Brags or Appreciations? The next newsletter will be published in December. Go to our website to submit your news!**

**RealManage**

**12335 Hymeadow Drive Suite 300**

**Austin, TX 78750**