



It's that time again! YARD OF THE MONTH



The first Yard of the Month will be awarded at the end of April. Will it be YOU?

ACC News and Information

William McAnelly is the chairman of the Architectural Control Committee (ACC) chairperson. He is excited about working closely with residents regarding architectural and landscaping improvements made in the neighborhood.

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 Mr. Lane Bostick at REALMANAGE via fax at (512)-219-5696
- Lane will scan Application and forward to ACC

- ACC will process to make sure Application and all supporting documentation is provided (ie. 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 Lane for guidance. Lane 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.

Things that you might not have thought of, that **need ACC approval**, include:
painting the exterior of your home
installing a playscape in the yard
landscaping
adding a patio or porch
replacing a fence; adding a fence

If you have any questions, please contact William McAnelly, ACC chair, at 496-3840; wmcanelly@creeksideparkbuda.com.

A letter from the President...

Hello neighbors. Despite the chill in the air as I write this, spring has sprung and summer is right around the corner. We're looking forward to a great summer enjoying our revitalized pool and park. Your homeowner's association has worked very hard to ensure that our park area is maintained and is an asset to our community. You'll find a new wrought-iron fence surrounding the pool, a new pool surface, new lighting, new landscaping, a barbecue pit, a disc golf hole and many planned events for the pool and park this summer. Our pool is eight years old now and was in need of many of the repairs, but we also wanted to try to increase the appeal of the park to help it become more of a focal point in our neighborhood. The best way to prevent vandalism and minimize problems is for residents to use the park more often. Your presence alone will help mitigate many of the problems at the pool.

With that in mind, I wanted to introduce a new system we are implementing to report pool violations. You will find more details in this newsletter, but in summary, residents will be able to report violations by simply going to our website and providing a time and description of the violation and the individuals involved. The board will use the access reports generated by the gate card-reader system to identify the individuals involved. The board will be aggressively pursuing pool infractions this summer and will be suspending resident's access to the pool more often this year. We want to ensure that the pool and park are places that families feel safe to take their children.

While you're at your pool this summer, please feel free to help maintain it. If you see trash, pick it up. If you see a chair overturned, pick it up. If there are leaves in the pool, get the skimmer net and remove the leaves. Let's take ownership of our pool this summer and have everyone pitch in to maintain it instead of hoping someone else will do it. It is your pool.

We had a great community help-day and succeeded in accomplishing a lot of our goals. I want to personally thank all of the volunteers that helped that day. Unfortunately, for the second year in a row, only a handful of residents helped out. We have 260 homes in our community and only about 10 of those homes regularly contribute any of their time to the neighborhood. Seven of those homes represent board members or committee

chairs. That means that 95% of our residents can't find time to make any contribution to our neighborhood other than paying their dues. That is a dismal turnout. It also means that we are relying heavily on the goodness of 10 homes to keep this neighborhood and HOA functioning. Please remember that those 10 people are not the 10 people who happen to have free time in our neighborhood; they are the 10 people who make time to contribute to their community. While it is easy to stay home and complain about things, it is immensely more rewarding to make an effort to improve things.

You have the opportunity to start building a stronger, safer community right here at your home. By getting out of your house and spending some time with your neighbors, you are creating a stronger sense of community. That stronger community will be one that is safer for us and our children and will be a nicer place for all of us to live. We are relatively powerless on a national, state and to a lesser degree the local level. But, at your community level, you have a lot of power. Your opinion counts.

Your involvement can change things. No government, politician or television show is going to make your community stronger. What will make our community stronger is you. Your time is as precious as ours. Please find time in 2007 to see what you can do to help your community by going to Creeksideparkbuda.com and contacting any board member or committee chair. Let's work together to build a strong, vibrant community and make sure our neighborhood is safe and beautiful.

Thanks and I'll see you around the neighborhood,

Michael Simmons
President, Creekside Park HOA





POOL NEWS

In an effort to regain control of our pool, your homeowner's association has implemented a new method to report violations. We installed a card-reader system last year, but did not have the chance to fully utilize all of its options. This year the HOA will be taking a more aggressive stance towards pool violations.

The best way to address behavior at the pool is to still to interact with the individuals violating the rules and getting a name if possible. However, we realize that most people would rather avoid that kind of confrontation.

So, this summer when you are at the pool and notice a violation, please make a note of the description of the individuals and the time of the violation. We can print a report based pool access that identifies whom and when someone entered the pool. If you can provide us with an actual time of when someone entered the pool then that information will be even more helpful.

We have created a section on our website (Creesideparkbuda.com) where you can submit the violation report with the description of the individual(s), summary of the violation and the time when you witnessed the violation. All information will be anonymous and not shared with anyone. However, we will need your name and phone number for follow-up questions.

The board takes seriously its authority to suspend someone's access to the pool and we want to be right before we shut off someone's card, so we may need to contact you for some follow-up information.

The board will take your information and investigate the violation. If we can positively identify the violator, we will give them a warning for the first offense (unless it is egregious) and then we will start turning cards off. The board will review each case on a case-by-case basis to determine the appropriate action. We will ensure that we communicate effectively with the suspected individuals and we will provide sufficient opportunities for them to state their case.

There were too many problems at the pool last year and many families told us that they did not feel safe at the pool. We are committed to changing that perception this summer. But, we need you. You, the residents, are our eyes and ears at the pool. If you don't take action to help identify individuals

violating the pool rules, then no one will.

This is why we have developed this website violation report system, so that you can take an active part in identifying problems at the pool (while retaining your anonymity) and we can all make sure our pool is safe and fun for families. Let's make this summer the best one yet for our pool and park.

Fences in the easement!

Some of you may have noticed that a fence has been constructed in the easement behind Sydney's Way. After many deliberations by members of the ACC committee, the HOA Board of Directors, Real Manage, and the Attorney, approval for the fence was given.

Approval for fences in the easement must be obtained through the ACC committee, and a waiver must be signed by the resident acknowledging that all responsibility of damages that may occur is the sole responsibility of the resident.

If you have questions, please contact the ACC chair or any board member.

DEVRIES FAMILY CHIROPRACTIC

Dr. Eric DeVries, D.C.

Dr. Wendy DeVries, D.C.

Wellness, Headaches, Back & Neck Pain,
Pregnancy Spinal Care, Numbness &
Tingling, Sports Injury, Disc Disease,
Carpal Tunnel Syndrome, Shoulder & Arm
Pain, Ankle & Knee Pain, Sprains & Strains,
Scoliosis, Women's and Children's Care

187 A Kirkham Circle, Plum
Creek Square, Kyle

405-0400

Recreation News

Direct from the Recreation Committee/Pool Committee

Community Clean –up weekend

Thanks to all who came out Saturday/Sunday to help. Check out our new disc golf hole and BBQ grill.

The POOL is now open!

Come check out the “new” pool....ok, well, it’s not new! But, what a face lift the pool area got this fall. The deck was repaired, the fence was replaced, and we’ve done some landscaping, as well. In addition, we’ve added some great new furniture!



Just a reminder:

- Please help keep YOUR pool area clean.
- Please do not bring glass bottles in side pool area.
- It’s ok to have snacks for the kids, but please throw all trash in trash containers
- NO children under 15 are allowed without adult supervision.
- NO Smoking inside pool area.
- NO dogs allowed inside the pool gate.

Mark you calendar for this great event!!

Pool Party with live DJ
Saturday, June 2
5:30pm



Easter Came Early at the Park - Saturday March 31st

Due to bad weather all week we weren’t sure if we could pull off a dry Easter egg hunt, but the sun did shine! We were able to hide over 200 stuffed



Easter eggs for our neighborhood kids. We had 30 kids attend! Everyone, young and old, enjoyed an Easter hunt, hot dogs and pony rides.

Thanks to all who came out to volunteer, and a special thanks to Marie Edwards for her donation of four bags of candy.



Up Coming Event

Get ready to start cleaning out your cupboards and digging through those closets. We will be advertising in the Free Press and on Craig’s List for our: **June 16th- Community Garage Sale**. All you have to do is set it up and sell your goods. In addition to advertising, the committee will arrange for charity pick up of all your leftovers!

Wine Tasting Party

Enjoy wine but don’t know much about it? Then join other women with same interest. I will be hosting a wine tasting party in May. A WINESHOP at HOME Consultant will bring six limited-production wines to taste and you will have the opportunity to buy. Light appetizers will be served. If you’re interested, e-mail Yolanda Nagy at yonagy@yahoo.com.



 **Want to sell something or want to start a social club close to home? Then why not advertise it on our Creekside Park Website. Check it out at**



www.creeksideparkbuda.com

Get Involved!!

Join a committee! Now’s the time!

Pool Committee Recreation Committee
Publicity Committee Maintenance Committee
ACC committee

Join your VOLUNTEER board members and your VOLUNTEER committee chairmen to become an active part of your neighborhood and make a difference.



BUNCO time!

BUNCO is in full action here in Creekside Park!

Scarlett Kiowski graciously agreed to organize our BUNCO nights. Our first game in March brought 12 ladies out, and in April, we had 14! What fun we've had!

The Bunco group meets the first Thursday evening of each month at 7:00PM. Each month will be hosted by a different volunteer, and there will be a theme for the evening. The hostess provides light snacks and beverages. Scarlett will send eVite Invitations by email to remind everyone each month.

There are three chances to win \$\$ each night! Everyone donates \$5 to play, and money prizes go to the persons with the highest score, the lowest score and the most BUNCO's.

If you are interested in participating, please email Scarlett at bskiowski@yahoo.com. You don't have to commit to participating every single month, just come when you can!



If you like a fast paced game, yummy food, meeting new people, and great fun, join the Creekside Park BUNCO group!

HOA reminders...

Portable basketball goals are *not* allowed to be in front yards when they are not in use. Please make sure to put them away at night. In addition, permanent basketball goals are not allowed.

Holiday decorations may be displayed three (3) weeks prior to a publicly celebrated holiday.

All holiday decorations should be taken down no later than thirty (30) days after the holiday ends.

BRAG BOX

Do you have something to BRAG about? Let us know and we'll tell everyone! Share your proud moments with your friends and neighbors!

Treasure Chest



Don't forget that YOU, too, can advertise your goods and/or services here in the newsletter.

Also, we will be adding business advertisements this year. If you'd like to advertise or know of someone who would like to advertise, please contact Julie Smith or Laura O'Brien.



Kudos and Neighborhood Appreciations

Special Appreciation from a neighbor!

Several months ago we used a new babysitter. She was out in our back yard with our 2 young children. Some of her high school aged friends came in through our back gate to "hang out". One of our neighbors called the police who then came by and questioned the situation.

Although we were very disappointed with the baby sitter, we were so grateful to have neighbors who were willing to act on something that appeared to be questionable. We are fairly new to Creekside and we still don't know who it was that did this, but we are so thankful to have people around us who look out for one another.

-Dorianne Cammarota

**Creekside Park
Quarterly Report**

January 1, 2007 - March 31, 2007

Active Listings	4
Avg. List Price (Active)	\$170,325
Avg. List Price/SqFt	\$82.08
Avg. % List Price/Sale Price	100%
Sold Listings	3
Avg. Sale Price (Sold)	\$152,633
Avg. Sale Price/SqFt.	\$89.26
Avg. Days on Market	30



Here is a snapshot of what the market is doing in the Creekside Park neighborhood. People are continuing to gain interest in the area, and home prices are on the rise. If you'd like a *Highest Price Analysis* on your home, contact **Marc Goebler** @ 512-587-1404.or marc@era.com. For a look at the report for Buda, see our website: www.creeksideparkbuda.com.

Contact Information

Board Members

Michael Simmons, President

426-5862 - msimmons@creeksideparkbuda.com

Julie Smith, Vice-President

295-7608 - jsmith@creeksideparkbuda.com

Laura O'Brien, Secretary

312-2897 - webmaster@creeksideparkbuda.com

Michael Lleverino, Treasurer

925-3406 - mlleverino@creeksideparkbuda.com

Yolanda Nagy, 5th Seat

787-2994 - ynagy@creeksideparkbuda.com

Committee Chairs

Recreation: Yolanda Nagy

787-2994 - ynagy@creeksideparkbuda.com

ACC: William McAnelly

496-3840 - wmcanelly@creeksideparkbuda.com

Publicity: Julie Smith

295-7608 - jsmith@creeksideparkbuda.com

Pool: Steve Eskew

295-6562 - seskew@creeksideparkbuda.com

Security & Maintenance: Adam Benson

934-1178 - abenson@creeksideparkbuda.com



RealManage
12335 Hymeadow Drive Suite 300
Austin, TX 78750