



CREEKSIDE PARK

Volume 1, Issue 1
January 2008

Special points of interest:

- *Robert Camereno will be our guest speaker at the January quarterly meeting. Please mark your calendars to attend.*
- *Contest winners—page 4*
- *Wondering about fences in the easement? See the article on pages 2 and 3.*
- *Interested in getting involved in YOUR neighborhood? See the contact list on page 4.*
- *See a color copy of all our newsletters on the website!*

Meet Your Volunteers — HOA board and committee chairs!

The Creekside Park Board and Committees are made up of residents in the neighborhood who volunteer their time to serve your community.

Your current board volunteers are: Julie Smith, President; Michael Simmons, Vice-President; Laura O'Brien, Secretary; and Michael Lleverino, Treasurer. In addition, Sandy Tridwell has been appointed to fill an open board position that was vacated by Yolanda Nagy.

Yolanda has served our community as a board member and/or committee chair person for the past seven years. Thanks, Yolanda, for all of your hard work.

Other volunteers include Steve Eskew, pool chair; Adam Benson, security chair; and William McAnelly, ACC chair.

Without all of these volunteers, the HOA of Creekside Park would not function!

As with any organization, it seems that only a few people step up and take on responsibility, and eventually, they become burnt out and tired!

All of these volunteers have been at it for three or more years! YOUR help and energy would be a great boost!

If you are interested in getting involved, please contact a board member. It only takes 1-2 hours per month to make a huge difference! Wont you get involved?



Are you DOG tired from the barking??

Several neighbors have complained in the last few months about barking dogs. Unfortunately, these four-legged family friends have been keeping many of us awake at night.

In addition, many dogs and cats have been seen wandering the streets of Creekside Park. This could be dangerous not only for residents who are walking, playing, working outside, but for our pets, as well. We certainly don't want them lost or hurt.

Please be respectful of the residents in the neighborhood and keep those animals off the streets and quiet at night.

All complaints should be registered with our management company, RealManage.

Holiday Decoration Contest Winners

Congratulations to the winners of our neighborhood holiday decoration contest winners! So many residents did such a great job decorating for both Halloween and Christmas. The decisions were very difficult. Winners received a \$25 gift card courtesy of the HOA. The winners are:

Halloween:

**Robert and Roxanne
Gonzales
132 Sydneys Way**

Christmas:

**Bryan and Kristi
Haas
118 Kalis Cove**

Quarterly Meeting—Jan. 28 7:00PM at Buda City Hall

Mark your calendars and plan to attend the quarterly meeting of the Creekside Park HOA on Monday, January 28 at 7:00 PM. The meeting will be held at Buda City Hall council chamber.

Our guest speaker will be Robert Camereno, Buda

City Manager. He will briefly discuss the new Charter Home Rule.

In addition, meeting discussion will include the neighborhood security/watch program and the goals and accomplishments of the HOA.

If you have a burning issue on your mind and/or suggestions for speakers and/or topics, please contact Julie Smith at juli-smith@austin.rr.com or by phone at 295-7608.

The board would love to hear from you!

FENCES in the EASEMENT??

Many of you may have wondered about fence construction in the utility line easement that runs through the center of our neighborhood. At the request of a resident inquiring about building a fence in the easement, the HOA began research into the issue. Our first thought was that this request would be denied because it was conventional wisdom that you cannot build a fence in an easement. However, a review of our deed restrictions did not uncover any prohibitions against the fence. We then requested that the management company locate the citation that prevents fence construction in the ease-

ment. Again, despite being contrary to our “common sense”, the management company could not find a prohibition against the fence.

By this time, we were growing frustrated. Why was locating the specific rules against building the fence so difficult? We then moved on to PEC and the city of Buda. Surely, one of these entities would prohibit a fence being built in the easement. However, yet again, both came back and said there were no prohibitions, with PEC stating that if they needed to access the easement they would dismantle any barriers to

their access. Finally, we enlisted the property manager attorney to research the issue and provide us his finding. This is the response we received:

The provisions of the Supplemental Declaration take precedence over the provisions of the Declaration in the event of conflict. You will note that the Supplemental Declaration in Section 2.1 specifically addresses fences. This Section provides that a rear yard fence may be erected along the property line of the Lot. In addition, this Section states that fences shall include unobstructed clearance along the bottom of the fence above the finished yard to

Cont. next page

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 REAL-MANAGE 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.

REMEMBER: ALL HOLIDAY DECORATIONS SHOULD BE REMOVED WITHIN 30 DAYS OF THE HOLIDAY. In addition, basketball goals are not permitted to remain in front yards. Please refer to your deed restrictions for more information.

BRAG BOX

Several residents have commented on what a great group of neighbors we have....those who help find lost pets, those who stay aware and report mischievous behavior, those who help in times of need, etc. Thanks to all!

Neighborhood KUDOS and Appreciations!

Thanks to Karen Remmers for organizing the first annual Holiday Bazaar, and thanks to all who participated! Look for our 2nd annual event in the future (and in a warmer month)!

Fences, cont. from pg. 2

provide for adequate yard drainage. It furthermore provides that the ACC shall have the right and authority to approve variances of fencing height, material and/or location for reasonable causes or to alleviate hardship as determined in the sole judgment of the ACC, provided, however, the ACC may not approve a variance which contradicts the zoning and/or subdivision ordinances of the City has previously approved the variance.

So, after our exhaustive research and against our original conclusions, it was determined that fences may be constructed in the utility easement with the property owner's understanding that the fence may be removed by


PEC or the city if access is needed. Unfortunately, this same conclusion was not shared with regard to the pipeline easement that also runs through our neighborhood. Permission is needed from Chevron to build on their easement and residents have had little luck obtaining that approval.

If you live along the utility easement and wish to submit your request to build a fence to the property line, please submit a request to the ACC for approval. It is important to understand that a fence built into the easement must be built all the way to the property line. Fences will be allowed to the construction ease-

ment (where most fences currently are located) or to the property line which is approximately in the middle of the easement. No fences will be permitted in between these two points. You will be asked to sign a statement that reflects your understanding that the fence may be removed or destroyed by PEC or other parties that have need to access the easement.

Please note that fences are not considered permanent improvements and thus are allowed. Permanent improvements such as storage sheds, pools, etc. are not and cannot be allowed as this would negatively impact access to the easement.


Recreation News



Join your neighborhood BUNCO group!

When: 1st Thursday of the month
Time: 7:00PM

For more information, email Scarlett at bskiowski@yahoo.com



POOL NEWS

The pool is currently closed for the winter. It will reopen on April 1, 2008.

We've had some damage to the new fence on the East side. The fence posts were damaged, causing our HOA yet another expense. This time, vandalism is running us nearly \$800 for repair and reinforcement of the fence.

If you have any information about this vandalism, please contact a board member and/or the Sheriff's office. There will be a reward for information that leads to a resolution to this incident.

It's a shame that we have to spend money on this kind of expense in our neighborhood. This is the kind of activ-

ity that drives up our monthly dues. Regarding some mischief in the park area and the picnic table, thanks to all of you who reported who and what you had seen.

Your willingness to be aware and share information will definitely help us keep the neighborhood safe, and it will help us in filing police reports, as appropriate.



**Neighborhood
Newsletter**



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

Committee Chairs

William McAnelly, ACC
496-3840 - wmcanelly@creeksideparkbuda.com
OPEN, Recreation chair
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
Michael Simmons, Vice-President
426-5862 - msimmons@creeksideparkbuda.com
Laura O'Brien, Secretary
312-2897 - webmaster@creeksideparkbuda.com
Michael Lleverino, Treasurer
925-3406 - mlleverino@creeksideparkbuda.com
Sandy Twidwell - Director

Dates to Remember...

January 17—Hays HS Project Graduation mtg. 7:00PM

January 21—Student/Staff Holiday; MLK day.

**January 28—Creekside Park HOA Quarterly Meeting at
City Hall; 7:00PM**

January 30—HHS ASSET Testing 9:00AM

**February 7—Creekside Park Neighborhood BUNCO—
7:00PM**

RealManage

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