



*Community Newsletter  
January/February 2007*

*Creekside Park HOA  
ANNUAL MEETING*

*Monday, April 23, 2007  
7:00PM Buda City Hall*



**Holiday Contest Winners**

**Congratulations!!**



**1st Place: Cerna Family  
180 Madison's Cove  
\$50 Gift Certificate to WalMart**

*Courtesy of the BOD*

**2nd Place: Cornelison Family  
121 Shannon's Way  
\$25 Gift Card to Sue Ellen's in Buda**

*Courtesy of Marc Goebler, realtor*



# *A letter from the President...*

Happy 2007, Creekside Park! Your Homeowner's Association has been busy this winter with many issues in our community as well as getting the pool and park ready for the upcoming season.

You may have seen our new wrought iron fence surrounding the pool. We learned last year that the chain-link fence was not in compliance with state codes and we moved quickly to replace it. I would like to thank Steve Eskew, Pool Committee Chairperson, for his hard work in ensuring that we received the most competitive price for a fence that met our safety and aesthetic needs. The fence looks great.

You may have also noticed that our homeowner's dues have increased this year. This was a difficult decision for the Board, but in light of the substantial capital improvements needed at the pool, we decided that it was the most responsible course. It is only our second dues increase in eight years and we're proud of the responsible previous and present Board of Director's that have worked hard to manage your homeowner's dues.

Many of the home foundations along Haley's Way have had problems with the soft, shifting soil along the creek side and our pool is no exception. Our pool foundation suffers from shifting and cracking and we recently had an engineer look at the foundation to give us some advice. We have hired a company to perform repair work on the cracking as well as replace the surface with a better, long-term surface that should help slow the foundation problems and make the pool surface safer and more attractive.

We're also excited about the many park improvements we are making. Along with the new fence and pool surface, you'll see barbeque pits being installed in the park area, a new basketball goal and many more recreational improvements at the park. We are having additional lighting installed in the woods behind the pool. We're hoping to contract with a company to provide swim lessons for the kids and water aerobics for the adults. Our Recreational Committee has many activities planned for this summer.

One of the primary problems in our neighborhood is vandalism at the park as well as drug use and other behavioral issues. The increase in amenities and activities at the pool and park this summer will make it more difficult for kids trying to get into trouble and less time alone to make poor choices. We are also anticipating an increased law enforcement presence in the neighborhood after the City of Buda begins contracting out Hays County Sheriff's Department officers to help patrol Buda. The Board will be interacting with the Sheriff's Department to share our security needs. Our hope is to make the pool and park an even more enjoyable experience for residents and their families.

The key to a safer neighborhood is getting out and meeting your neighbors and being involved with your community. We have many great volunteer opportunities and a lot of nice people to work with, so if you've been wondering, "What can I do to make things better?," your Homeowner's Association is just a click away at [www.CreeksideParkBuda.com](http://www.CreeksideParkBuda.com). Take a chance and get involved.

See you around the neighborhood,

Michael Simmons  
President, Creekside Park HOA



## HOA reminders...

- Portable basketball goals are *not* permitted 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 permitted.
- **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.

## 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.

Check out your neighborhood website:  
[www.CreeksideParkBuda.com](http://www.CreeksideParkBuda.com)

## 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!



## Kudos and Neighborhood Appreciations

Thank you to everyone who has contributed to the newsletter!

Thanks to all who decorated to make our neighborhood "shine" this season.

Thanks to Steve Eskew, our Pool Committee Chair, and William McAnelly, our ACC Chair, for their hard work and dedication to our neighborhood!

## *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.*

# ACC News and Information

William McAnelly is the Chairman of the Architectural Control Committee (ACC). 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 Approval Request Form (a copy of which may be found in the Community Handbook or on our neighborhood website)
- Submit Approval Request Form to the attention of Mr. Lane Bostick at REALMANAGE via fax at (512)-219-5696
- Lane will scan Approval Request Form and forward to ACC
- ACC will process to make sure Approval Request Form and all supporting documentation is provided (ie. pictures or diagrams representing work)
- ACC will have 21 days from the time a full and complete Request Form 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](mailto:wmcanelly@creeksideparkbuda.com).

# RECREATION TIME

Would you like to start or join a social group right here in your neighborhood? Do you already have a group and you're looking for more people to join? Let's get something started!! Here are some ideas!

## Some ideas:

- Book club
- Babysitting club
- Girl's night out
- Daytime Moms play group
- Men's night out
- Bible study
- Scrapbooking fun
- Wine tasting
- Flea market group

If you need help promoting your idea, let us know. We can help organize and publicize!

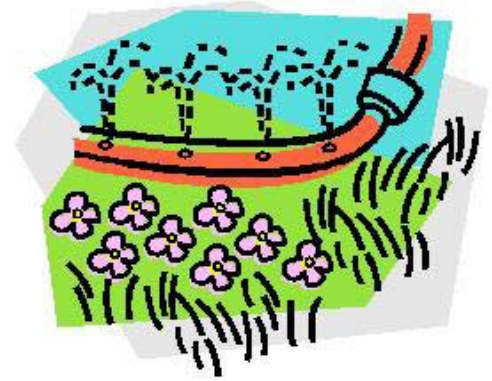


Several neighbors are interested in starting a women's **BUNKO** group. If you're interested in **BUNKO**, please call or email Julie at [jsmith@creeksideparkbuda.com](mailto:jsmith@creeksideparkbuda.com) or 295-7608!

If you want help organizing or starting a group, call or email Yolanda at [ynagy@creeksideparkbuda.com](mailto:ynagy@creeksideparkbuda.com) or 512 787-2994.



# A letter from the City of Buda's Administrator, Robert Camareno



In an attempt to clarify issues surrounding the most recent utility bill mailed January 31, 2007, the following information is provided.

First, the January 31, 2007 utility bill includes a one-time adjustment to correct billing errors on the October, November and December 2006 utility bills. The error occurred because city staff did not properly enter new sewage rates (adopted by City Counsel on September 19, 2006 - effective in October 2006) into the utility billing system. In fact, the utility billing system did not recognize the new sewage rates and continued to bill at the old rates. Thus, the new sewage rates were not reflected on your October, November and December 2006 utility bill.

Second, the January 31, 2007 utility bill may included a late charge and past due amount even if your account was current. To address this, City staff reviewed each customer's account and adjusted the late charge and past due amount off of the bill for the customers that were current on their utility account. This was accomplished by subtracting the late charge and past due amount reflected on the bill from the one-time adjustment amount.

Basically, if your utility amount was current, the utility bill includes three months of corrected sewage charges minus the late charge and past due amount reflected on the utility bill. The net effect of these additions and subtractions make up the one-time adjustment.

In light of the situation, the City of Buda will grant a payment extension (without accruing late charges) to customers who need additional time to pay their utility bill. If you would like to make payment arrangements, please contact the Utility Billing Department at (512)295-8845.

## Barton Springs Aquifer Now at Alarm Stage of Drought

At its January 25, 2007 Board meeting, the Board of Directors of the Barton Springs/Edwards Aquifer Conservation District voted to declare a change in aquifer drought status from CRITICAL TO ALARM STAGE DROUGHT. The change in drought status applies to the Barton Springs segment of the Edwards Aquifer. Heavy rains on January 13 and more moderate precipitation since then have brought about increased recharge to the aquifer as indicated by increased flow at Barton Springs and increased water levels in groundwater monitoring wells.

### **For more information, contact:**

Kirk Holland  
General Manager

(512)282-8441



## 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**

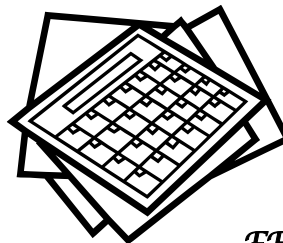
295-7608 - jsmith@creeksideparkbuda.com

**Pool: Steve Eskew**

295-6562 - seskew@creeksideparkbuda.com

**Security & Maintenance: Adam Benson**

934-1178 - abenson@creeksideparkbuda.com



## Dates to Remember

### FEBRUARY

- 13: *Creekside Park Quarterly Meeting; City Hall; 7:00PM*
- 20: *3rd/5th Grade Reading TAKS  
4th Grade Writing TAKS  
9th Grade Reading TAKS*
- 23: *Report Card time!*
- 26: *Student Holiday; Staff Development*

### MARCH

- 12-16: *Spring Break for HCISD*
- 17: *Community Clean Up Day*
- 31: *Easter Egg Hunt and Pony Rides*

### APRIL

- 1: *POOL Opening*



RealManage

12335 Hymeadow Drive Suite 300

Austin, TX 78750

