



SPRINGBROOK GLEN HOMEOWNER'S ASSOCIATION



Feb
2007

News, Information and Events for our Community

www.springbrookglen.net

Letter From the HOA President

By Paul Clutts <<<

It was good to see so many home owners at the annual meeting on December 7th. We haven't had that many attend an annual meeting since 2003. My sincere thanks to Chief Hooker for spending his valuable time sharing some good information about traffic safety within the neighborhood. He also fielded a number of questions from or residents. It was especially encouraging to see three home owners (Toby Hatton, Marci Gentry and John Clark) put their hat in the ring to fill the HOA Board Director position vacated by Bob Russell who is moving from the neighborhood. It was a close race, but Toby had the most votes. Bob Russell was a great asset to the Board, and he will certainly be missed. The Board looks forward to working with Toby over the next three years. It was also great to see people step up and volunteer for some of the vacant committee member positions. The new members and e-mail contacts are shown below. For a full list of members see the website.

Welcoming Committee

welcome@springbrookglen.net

Julie Gonsoulin
Samantha Akins
Clint Roddy

Communications Committee

communication@springbrookglen.net

Samantha Akins
Veronica Lee

Architectural Control Committee

architecture@springbrookglen.net

Connie Rose
Shane Duncan

Beautification Committee

beautification@springbrookglen.net

Amy Mizcles
Toby Hatton

Activities Committee

activity@springbrookglen.net

Veronica Lee

In the last Newsletter, we announced that the HOA Board was in the planning stages for the following improvements to some of our neighborhood common areas:

- ◆ Security fence for main park and northern boundary of HOA property (adjacent to Springbrook Enclave). Lowest of two estimates received was from Viking Fence Company for \$26,600.
- ◆ Connemara Park.
 - ⇒ Play structure. Lowest of two estimates received was from Kidstruction for \$19,500.
 - ⇒ Picnic tables, benches, trash/pet waste receptacles. Rough estimated cost is \$3,000.

After many questions and concerns from the residents during the annual meeting and more discussions by the Board members afterwards, we decided to reprioritize our plans. Our new prioritized order: 1.) Security fence for northern boundary of HOA property (adjacent to Springbrook Enclave). Cost estimate pending, 2.) Connemara Park improvements including picnic tables, benches, trash/pet waste receptacles. Rough estimated cost is \$3,000 and play structure (on hold). Because we have put the Connemara Park play structure project on hold for now, an increase in the dues won't be necessary.

Even though the Board voted to do the security fence project above (for northern boundary of HOA property), we are putting it on hold for now, because our Board will soon meet with representatives of our neighboring HOAs to start a discussion about the feasibility of partnering with them to develop the vacant area that borders all our properties. The area is immediately N/NE of our main park. The neighborhoods include Springbrook Enclave, Spring Trails, Springbrook, and Wilbarger Creek who have agreed to meet. However, we are still waiting for a commitment from Wilbarger Creek.

The City of Pflugerville is still negotiating the Schultz Lane reconstruction project agreement, so actual construction probably won't start on rerouting Schultz to AW Grimes until this Spring. The City is moving forward on the Pflugerville Pkwy West reconstruction project (Grand Avenue to Green Lawn) with right-of-way acquisitions, and the design is almost 100% complete. At this time they are looking at utility relocations to start this spring and construction on the roadway this summer at the earliest. They are still not close enough yet to discuss how the road construction will actually be phased by the contractor.

As I mentioned in the last newsletter, I sincerely ask each home owner to abide by the Covenants, Conditions, and Deed Restrictions you legally agreed to when you bought your home even if you choose to rent out your house. These documents were initially established by the developer of Springbrook Glen (Madden Development) for the primary purpose of keeping up the value of everyone's property and the overall good appearance of the neighborhood. It is in the neighborhood's best interest to encourage ourselves and our neighbors to do our very best in keeping up our properties, especially in times like these when it's still a buyer's market.

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HOMEOWNERS DUES:

Association assessments are \$60 per quarter & due on the dates listed below or yearly payments of \$260 can be made.

- **January 1**
- **April 1**
- **July 1**
- **October 1**

Please mail payments to :

Springbrook Glen HOA
P.O.Box 92649
Austin, TX 78709-2649
(512) 288-2376

Sites of Interest

www.cityofpflugerville.com
www.pfcona.org
www.springbrookglen.net

Activities Committee

By Shelly O'Mara

I hope everyone had a chance to participate in a few of the activities we scheduled in the past such as the Movie in the Park and our Easter Egg Hunt. If not, don't despair, you'll have an opportunity to participate this year!! Please visit our website and look for the signs at the front of the subdivision for dates and times of upcoming events. Although still in the planning stages, we hope to add a Fall Festival this year with pumpkin carving and costume contests.

Remember-- neighborhood activities don't have to be big productions. You can have get-togethers with your neighbors on your street. You can keep it simple by just informing everyone you'll be outside and would like everyone to come out and join you for a visit or go a little further and have a cookout!!

If anyone has ideas for HOA activities and/or wants to help, please contact me at somara@suddenlink.net.

Board of Directors

President	Paul Clutts
Vice President	Tony Weathers
Treasurer	Mary Esther Garza
Secretary	Cassie Torres
Asst Secretary	Toby Hatton
Manager	Jack Baker

Committee Leaders

Architectural	Tony Weathers
Communications	Brad Hall
Activities	Shelly O'Mara
Welcoming	TBA
Beautification	Laurie Dixon

Block Captains

By Brad Hall, Paul Clutts

The Communications Committee has been at work this year with the development of neighborhood street or block captains. It was an idea posed by one of your neighbors at the annual meeting and we thought it might prove useful. The idea is to increase the flow of general information between neighbors, encourage all of us to interact more often, and give each resident a voice within the committees and HOA board. While you may not like to speak out to the HOA, I am sure you talk with your neighbors about problems and mutual interests.

Street/Block Captains are not being set up, however, as a conduit for a homeowner to complain to the HOA Board or HOA Manager on any of their individual (one-on-one) concerns. The homeowner will still need to communicate directly with the HOA Board and/or Manager in these cases. Rather, we feel representatives from each of the areas of the community will act as a liaison between their

immediate neighbors and the governing infrastructure (committees and the HOA) on issues that might affect the entire community, not just one homeowner.

The Street/Block Captains may be asked to spread news about upcoming events, help out at those events, drop off flyers, help the various committees find other outgoing individuals and generally be neighborly. The time commitment is minimal at best. The hardest part most of you already do: have a dialog with your neighbors and talk about things while gardening, watching the kids play or walking the dog.

If you are interested in being the representative for your street or block, please e-mail the Communication Committee at communication@springbrookglen.net. There is an upcoming meeting Sunday, February 11th at 3:00pm to gain more information and meet some of the committee members involved.

Board Meeting 2007

The board meets the 3rd Tuesday of every other month at the Pflugerville Justice Center, EOC/Room 500, at 7:00 p.m. These meetings are open to the community and can be quite informative. Here is the schedule:

- January 16, moved to 30
- March 20
- May 15
- July 17
- September 18
- November 20
- December 6: Annual Meeting in the Justice Center courtroom.

Yard of the Season

By Laurie Dixon

Our relatively new Beautification committee is still in the planning stages. We hope 2007 to be the year we move our ideas from thoughts and paper to reality.

We know many of you would like to see color and variety at the Pflugerville Parkway and Schultz entrances. With the impending road improvements, however, our eagerness to redesign those areas is constantly being checked by the ever-changing construction dates of those projects. Until we know the full impact the new roadways will have on our existing landscape easements, we will focus our energies on other areas and projects.

One exciting new tradition beginning this year is a "Yard of the Season" award. Our first season will be Spring. The chosen yard will be recognized with a sign (banner or

flag) and awarded a gift certificate to a local nursery or garden supply center. Also, with permission, we will post photos on our HOA gallery or forum. Look for more details on our SBGHOA forum in the Beautification committee board.

NOW is the time to start planning for a beautiful spring yard. Some of our favorite, local resources are Central Texas Gardener, Green 'n Growing and the City of Pflugerville Drop by Drop program. CTG is a wonderful gardening program produced locally (which means information is relevant to our area) and airs weekly on KLRU on Thursday at 4p and Saturday at 12p and 4p. After viewing the show, a 5 minute drive will get you to one of the best nurseries in the Hill country with a wide variety of hard-to-find native and ornamental plants, along with high quality

soil amendments and a very knowledgeable staff. Green 'n Growing is located at 601 W. Pecan across from Timmerman elementary.

After last summer's drought and this year's projection for our hottest summer yet, everyone should definitely be considering to add some of the good-looking, tough, drought tolerant plants in Pflugerville's Drop by Drop landscape rebate program (or to replace some of the plants that didn't make it last summer!). This is a deal that can't be beat! You simply use plants on the list and you are reimbursed for up to 50% of the cost of the plant and 50% of mulch, too! To participate, visit their website at: <http://www.cityofpflugerville.com/index.asp?nid=546>.

The programs starts **Feb 01, 2007**.