



# SPRINGBROOK GLEN HOMEOWNER'S ASSOCIATION



Winter  
2005

News, Information and Events for our Community

[www.springbrookglen.net](http://www.springbrookglen.net)

## Letter from the HOA President

I believe we have seen considerable improvement this past growing season, since hiring TruGreen LandCare to maintain the landscaping for the HOA. We added seasonal flowers to the main neighborhood entrances, extensively repaired the irrigation systems, landscaped the vacant lot at the east end of Connemara Lane for all residents to use, and upgraded lighting at main entrance, and generally kept the common areas well trimmed. As part of the improvement to the Connemara Lane vacant lot, we have added a wooden gazebo, improved the walking path, installed a sprinkler system, and added a number of trees, bushes and other plants. If you will recall, the gazebo was initially placed on the grounds of the existing park. The Board decided to have it moved to the Connemara Lane area because of severe vandalism.



Another project currently underway is the design and installation of informational signs for the main park. The Board is nearly complete with the contract negotiations. These signs will provide information such as park operation hours, no trespassing notices, etc. We hope to have the signs installed before the end of year.

The Board is also considering the following improvements to other neighborhood common areas:

- Main Park. Kids water play area, pet waste receptacles.
- Connemara Park. Small play structure, picnic tables, benches, trash/pet waste receptacles.
- Walking/Jogging Path. Lighting along path, exercise stations, benches, fence along northern boundary of property, clearing of underbrush and debris along northern boundary of property.
- Neighborhood Entrances. Upgrade the fencing at the main entrances to improve aesthetics, clean face of Springbrook Glen signs.

These improvements are only in the planning stages at this point. We are in the process of researching ideas, costs, etc. No obligations/decisions have been made.

Another one of our successes this year has been the further development and improvement to the HOA website (<http://springbrookglen.net>). Our heartfelt thanks go out to your neighbor, Brad Hall, who volunteered to take on the duties of webmaster and Communications Director. He has done a great job. I also want to thank William Lorfin for assisting Brad in the website project.

I also wish to thank Tony Weathers for having one of the basketball goals modified so that younger players can better use them. This has been an improvement.

Even though the neighborhood has seen a number of successes this year, we have not been without our disappointments. So far this year, we have filed liens on at least seven properties due to failure to pay (dues, fines, etc.). We have also filed at least two Notices of Foreclosure for similar reasons. Fortunately, none of the foreclosures have actually taken place. We have experienced some vandalism to HOA property; such as structural damage to the park gazebo and graffiti on the play structure.

### Inside this issue:

<i>Letter from the HOA President</i>	1-2
<i>Annual Meeting</i>	2
<i>Blue Santa</i>	2
<i>Board Members</i>	2
<i>Website Changes</i>	2



### Sites of Interest

- [www.cityofpflugerville.com](http://www.cityofpflugerville.com)
- [www.pfcona.org](http://www.pfcona.org)
- [www.springbrookglen.net](http://www.springbrookglen.net)

# Annual Meeting December 8<sup>th</sup> at 7pm

The next Annual Meeting of the Springbrook Glen HOA is fast approaching. It is scheduled for December 8 at 7 PM in the Pflugerville Justice Center courtroom. If you cannot attend the meeting, please fill out a Proxy Voting form and return it to our HOA Manager, Jack Baker, at P.O. Box 92649, Austin, TX 78709. You can also FAX it to him at 288-2389. Additionally, you can download a copy from the HOA website at [http://springbrookglen.net/docs/Proxy\\_Vote.doc](http://springbrookglen.net/docs/Proxy_Vote.doc).

At the end of this year, two of the five positions on the HOA Board of Directors will become vacant. These two positions will be voted on by the membership at the Annual Meeting. If you are interested in being considered for one of those positions, please contact Jack Baker, at (512) 288-2376. You can also send him an email message to [jack@camanagers.com](mailto:jack@camanagers.com). Duties and responsibilities of Board members can be found in the HOA Bylaws in your Homeowners Information Book, or you can view the document on our website at <http://springbrookglen.net/docs/>

## Cont: Letter from the HOA President

One of our biggest challenges has been convincing residents to keep their yards, fences and general property areas neat, trimmed, and in otherwise good repair. We have no desire to be Big Brother over someone else's property, however, we do ask that you all abide by the Covenants, Conditions, and Deed Restrictions you legally agreed to when you bought your home. 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 a buyer's market.

We have also had a few instances where home owners have erected structures (storage buildings, gazebos, pergolas, trellises, etc.), and/or

changed colors on the exterior of their homes, etc., without first getting approval from the HOA. If you are planning one of these projects, please fill out an Architectural Improvement Request Form, downloadable from our HOA website at [http://springbrookglen.net/docs/AC\\_Request\\_Form.pdf](http://springbrookglen.net/docs/AC_Request_Form.pdf), and then submit it to our HOA Manager for approval by the Architectural Control Committee.

In closing, I encourage all of you who are interested to, get involved in the day-to-day activities of the Board. Currently we have vacancies in the following committees: Beautification, Communication, Welcoming, and Activities. If you are interested in helping out please contact our HOA Manager, Jack Baker. My sincere thanks for a good year. With your help, next year can be even better.

PAUL D. CLUTTS  
President, Springbrook Glen HOA  
<<<

## Blue Santa 2005 Holiday Season

Blue Santa needs your assistance in making the holidays brighter for those less fortunate.

During the 2004 holiday season, 112 families in the Pflugerville area including 450 children were able to enjoy a better holiday due to the Blue Santa program. Each child received several wrapped toys. The families received food items to help prepare a holiday dinner. We anticipate a proportionate increase this holiday season.

New unwrapped toys may be delivered to any Blue Santa barrel including the one in the Jus-

tice Center lobby 1611 E. Pfennig Lane. Canned and boxed food products should be delivered by coordinating with Cpl. Mike Clowdus. Monetary donations can be mailed to PJC, Blue Santa Program, P.O. Box 679, Pflugerville, TX 78691. [mclowdus@cityofpflugerville.com](mailto:mclowdus@cityofpflugerville.com) or (512) 670-5512.

Volunteer opportunities are listed on the website at <http://www.volunteermatch.org>. May your continued, generous support of the Blue Santa program be returned four-fold during this holiday season and in the new year.

### Board of Directors

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

### Committee Leaders

Architectural	Tony Weathers
Communications	Brad Hall
Activities	OPENINGS
Welcoming	OPENINGS
Beautification	OPENINGS

### Website Changes

We have transferred to a new web hosting company. The new provider offers many internal advantages including easy maintenance, more space, and cheaper yearly cost. We now have a new email list for residents to "get the word out" about news, information and community business. If you would like to join please email [brhall@gmail.com](mailto:brhall@gmail.com). If you would like to send something out to all the residents, then write to [residents@springbrookglen.net](mailto:residents@springbrookglen.net). Members of the board can be reached at the following e-mail address:

[board@springbrookglen.net](mailto:board@springbrookglen.net)

If you would like to help develop the website or have opinions, please e-mail me at [brhall@gmail.com](mailto:brhall@gmail.com).

### HOMEOWNERS DUES:

Remember our Association assessments are \$60 per quarter & due on the dates listed below or yearly payments can be made as well.

- **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