



SPRINGBROOK GLEN HOMEOWNER'S ASSOCIATION



Winter
2006

News, Information and Events for our Community

www.springbrookglen.net

Letter from the HOA President

Paul Clutts <><

Next year will be the seventh year our HOA has been run by Springbrook Glen property owners. And more than ever I need everyone's help. There have been reports of some speeders that live in our neighborhood. To some residents, Springbrook and Kilkenny Drives are often seen as raceways. I would like to personally ask the speeders to please slow down. There is no excuse that will remove the memory of hitting a child or anyone else with your car. Please call the Pflugerville Police Department at 251-4004 if you witness aggressive driving or speeding in your community. The Pflugerville Police Chief has recently agreed to step up the frequency of their patrols again. At my request, he also agreed to perform an unofficial speed study along Springbrook and Kilkenny Drives. The results should be available sometime in December. The Chief has also informed me the City doesn't allow speed bumps for various reasons. Additionally, he stated speed limit signs should be posted regularly throughout all neighborhoods, but for any road not posted, the default limit is 30 mph.

I also need your help to make the parking in our neighborhood safer. I can site many instances where residents living across from one another both park vehicles at the curb at the same time. This causes the road way to be much narrower than designed. When one of the houses happens to be on a corner, turning at that corner is precarious. Situations like this are made even more dangerous when children are playing in the area. All it takes is one inattentive driver or child to cause a serious injury or even death and no one wants that on their conscience. The HOA Board will continue to monitor this situation for at least another month. If these unsafe practices continue, we will consider creating additional rules that will prohibit these types of parking practices. New rule(s) might allow for both residents to be issued a violation, regardless of who parked there first or last.

Since our last annual meeting we have seen the installation of informational signs for the main park and the small park at Connemara Ln. These signs provide information such as park operating hours, no trespassing notices, etc. We have also seen the clearing of underbrush and debris along the northern boundary (tree line) of the HOA property.

As we near the end of 2006, the HOA Board is 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.

So the HOA won't have to tap into the reserve account, the fence and play structures will require an increase in HOA dues. The Board has yet to decide which project will be done first. However, effective with the first payment in 2007, the HOA dues will increase by \$5 per month.

When I moved into this neighborhood nearly six years ago now, it was the first time I had lived in a neighborhood where there was a Home Owner's Association. Even though at closing Jena and I received a copy of the Homeowner's Information Book, it took me a while to get accustomed to the rules, like putting my trash can out of site within 24 hours after pick-up or getting approval to erect a storage building in the back yard or keeping my yard well maintained. I also know now that if I ever buy a boat or RV, I will have to make arrangements for storage off my property. At first, I wasn't too concerned about weeding our flower beds and tree wells in the front yard, but learned differently when our HOA Manager reminded me it was a rule.

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.

Inside this issue:

<i>Letter from the HOA President</i>	1
<i>Board Members</i>	2
<i>Annual Meeting</i>	2
<i>The Value of Good Management</i>	2
<i>Homeowner Dues</i>	2
<i>Lawn Maintenance</i>	2



The HOA Board appreciates everyone that makes an effort to keep their yards maintained. Keep up the good work !



Sites of Interest

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

Annual Meeting December 7th at 7pm

The next Annual Meeting of the Springbrook Glen HOA is fast approaching. It is scheduled for December 7 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. At the end of this year, one of the five posi-

tions on the HOA Board of Directors will become vacant. This position 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. 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/Bylaws.pdf>.

BOARD OF DIRECTORS

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

COMMITTEE CHAIRS

Architectural	Tony Weathers
Communications	Brad Hall
Activities	Shelly O'Mara
Welcoming	OPENINGS
Beautification	Lori Dixon

The Value of Good Management

Paul Clutts

The purchase of a home represents the largest investment most people will ever make during their lives. Protecting and enhancing the property values of these homes is one of the primary purposes of a home owners association (HOA) – and a key reason our HOA has chosen good management and contracted with Community Association Management.

The determination of property values, however, is not an exact science. Property values are often determined by the marketability of the home and its surrounding community. Neighborhoods develop reputations. Some are well maintained and look very good compared to many others. They are valued by their residents for providing vital and efficient services. Their residents are happy, and enjoy where they live. As a result, these neighborhoods often achieve greater appreciation in property values than others. And the reason can usually be attributed to good HOA management.

So what is the value of good management? Asked differently, what is the cost of poor management? Let's create an example using our own neighborhood. Our neighborhood has 326 homes, and each home has an average market value of \$150,000 (hypothetical – no average has been established). The total

collective property value of our neighborhood would then be \$48.9 million (326 homes x \$150,000). If, as a result of being well managed and maintained, the property values within our neighborhood rose 5% instead of 4% per year (average), then the collective incremental increase in property values achieved through good management would equate to an astounding \$489,000 (\$48.9 million x 1%)! The value of good management in this example would result in an *additional* \$489,000 for the community or \$1,500 per home per year.

Conversely, if the neighborhood was poorly maintained or managed, the collective cost would result in a *loss* of \$489,000 per year. Unfortunately, a savings of five or even ten thousand dollars in management fees or services does not pay off over the long term. Ironically, some neighborhoods consciously choose to reduce the quality of their services, diminish the appearance of their facilities and/or grounds, or select a cheap management company (or none at all) in the belief that they will save a few dollars.

Fortunately for our neighborhood, we have hired a good management company to help boost property values and overall community aesthetics.

Cont: Letter from the HOA President

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.

A home owner's association is important to a neighborhood. The HOA can help protect owner's property values and can also bring unity to the neighborhood. The association is put in place to uphold the same quality and standard that you saw when you purchased your home in the neighborhood.

It is important for the community to work with the HOA Board and bring any concerns or suggestions you have to their attention. In order for the neighborhood association to become everything the owners would like it to be, the residents in the neighborhood have to get involved.

Homeowners shape their own neighborhood association by community participation. Volunteer for committees, keep your home and yard kept properly, and pay your dues in a timely fashion.

Lawn Maintenance

As reported last year, one of our biggest challenges continues to be convincing residents to keep their yards, fences and general property neat, trimmed, and in good repair.

Remember, all residents of our community, including renters, are required to maintain their yards on an ongoing basis. In 2006, our neighborhood experienced the following monthly averages.

70 total violations.

⇒ 55 related to yard maintenance.

⇒ 15 related to vehicles, debris, and property maintenance.

Yards need to be mowed weekly to keep weeds under control. Flower beds and tree wells should be maintained where weeds can not be seen from the road. Sidewalks, driveways, curbs, and along the house should be trimmed. Also, water must be applied often to keep the yard alive and green.

If you are unable to properly maintain your yard due to an illness or vacation, arrange for someone to take care of it, or let a Board member know. There are residents happy to help out.

HOMEOWNERS DUES:

Remember our Association assessments have increased to \$75 per quarter & are due on the dates listed below or yearly payments of \$300 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