

## Board of Directors

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

## Committee Leaders

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



Dec  
2007

News, Information and Events for our Community

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

## Cont: Who Needs an HOA?

ness under the sun operating out of their homes? It all happens and the only way you can preserve the lifestyle you thought you were buying is to enforce your deed restrictions. Without restrictions some people would leave garbage in their yards permanently, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in the street for weeks if not years, leave construction unfinished, and make every kind of bi-

zarre, structurally unsound remodeling project you can imagine.

These are real examples of problems faced by many local subdivisions. Dr. Barton Smith of the University of Houston Center for Public Policy estimates that property values in a subdivision with an inactive association can fall as much as forty percent due to failure to enforce restrictions.

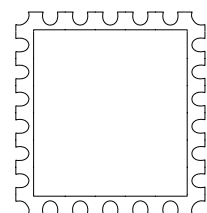
Failure to enforce your commu-

nity rules is like allowing a bacterial infection to go unchecked. At first it may appear to be a small problem, but it soon spreads and becomes very serious. Like getting a shot or taking medicine, enforcing deed restrictions can be unpleasant, but it is necessary for the health and vitality of your neighborhood.

*Excerpts from an article by W. Austin Barsalou, July 15, 1995.*



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



Please Visit Us Online  
<http://springbrookglen.net>



## Annual Meeting December 6th at 7pm

The next Annual Meeting of the Springbrook Glen Homeowners Association is scheduled for December 6 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, or FAX it to him at 288-2389. Alternatively, 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 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: (512) 288-2376. You can also send 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 on our website at <http://springbrookglen.net/docs/Bylaws.pdf>.

## Letter from the HOA President

By Paul Clutts <>

Next year will be my final year on the HOA Board of Directors. I was first selected to be an interim Board member in early 2002 when one of the newly elected members unexpectedly resigned. It has truly been an experience I will not likely forget any time soon. If you would like to offer your talents to the community and nominate yourself as one of the Directors on the Board for next year, you will have that opportunity at the annual meeting. I encourage you all to get involved in making a difference in our neighborhood.

This past year we saw a number of property improvements constructed without first getting approval from the HOA Architectural Control Committee (ACC). If you plan to make an improvement, you can download a copy of the "Request for Architectural Committee Approval" from our website at [http://springbrookglen.net/docs/AC\\_Request\\_Form.pdf](http://springbrookglen.net/docs/AC_Request_Form.pdf). The instructions are self explanatory, but if you do have a question, please contact our HOA Manager or myself. Many of you may not realize it, but the City of Pflugerville requires permits for certain improvements as well. For instance, any patio, patio cover, or deck requires a city permit as well as approval from the HOA ACC. The City's Residential Building Permits and Process can be viewed on their website at <http://www.cityofpflugerville.com/index.asp?nid=835>. To help cut down on the number of after-the-fact improvement approval requests, the HOA Board of Directors has instituted a \$100.00 fine for constructing an improvement without prior written approval of the ACC. This fine will go into affect January 1, 2008. Additionally, construction of an improvement will not pass final inspection by the ACC without

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### HOMEOWNERS DUES:

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

## Cont: Letter from the President

showing proof of a City building permit, if one is so required.

The HOA Newsletter Advertising Contract was recently published. If you are interested in placing an ad in a future newsletter, the contract document can be downloaded from our internet website at [http://springbrookglen.net/docs/Newsletter\\_Advertising\\_Contract.pdf](http://springbrookglen.net/docs/Newsletter_Advertising_Contract.pdf). If you are a property owner in our HOA and either sole or part owner in a commercial business and you want to place an ad for that business, then your ad would be FREE. However, the contract states, in part, the following. "Springbrook Glen HOA reserves the right to accept, classify, cancel, edit or reject any advertisements. Springbrook Glen HOA and its agents and employees shall have no liability whatsoever,

by reason of any error in connection with any advertisement (including without limitations failure to publish advertising on desired dates, or omissions or additions to the advertisement). Springbrook Glen HOA and its agents and employees will not be responsible for and will incur no liability for errors and/or misprints beyond cancellation of charges for publishing a correction in a space equal to that occupied by the error. Advertisers agree to release and hold harmless the association, and its members, agents and employees, from all damages of any kind related to their advertisement(s). Compliance with all advertising rules is a condition of advertising. By submitting your advertising agreement you automatically agree to comply with all rules."



## Volunteering — An American Way of Life

By Paul Clutts <><

Giving  
Back

According to a recent study by the Rand Institute, approximately fifty percent of Americans are active volunteers that give an average of four hours a week to the cause of their choice. It appears that people from all walks of life, seniors, youth and those from every socioeconomic level are involved in volunteering. Accordingly, it seems that this country is the only country in the world where volunteering is a pervasive characteristic of its population.

### So why volunteer?

As we know, people who get involved with public causes open themselves up to frustration, disappointment and ridicule from those who don't agree with the cause or its direction. However, throughout the experience, whether pleasant or not, it is the moment when you realize a change is taking place for the better that a sense of joy and accomplishment can be realized. After all, when we start taking a mental inventory of the meaningful things that we have done in our life, these types of experiences will surely be among the high points. Happiness is a simple thing, despite how complicated we try to make it or the substitutes with which we try to replace it. It often comes down to caring and having the ability to make a difference that will ensure our sense of fulfillment. There

is an even simpler way to look at the meaning of volunteer service, and it comes from a quote from an old epitaph, as follows:

*What I spent is gone*

*What I kept is lost*

*But what I gave to charity*

*Will be mine forever*

How you describe voluntary service doesn't really make much difference. It is the ACT of giving and of caring as well as the resolve to make things better that are the basic ingredients of volunteer service. There are many ways to describe why we serve, but it is the action and enthusiasm that are equally essential to reaching the reward of being among people who are at their best when giving their best to a meaningful cause. When you are looking at volunteering for service in your community association, remember that your time in service to your community should be approached with a positive attitude and with the idea that you are there to help improve your community— which will make your unpaid service on the Board or Committee that much more rewarding. After all, we Americans believe in giving.

*From an article by Jim Cowell, Senior Manager, Management Advantage.*

## Who Needs an HOA?

By Paul Clutts <><

Have you ever wondered why you have a homeowners association? You may not realize it, but your association may be the only thing that protects the value of your home or the quality of your neighborhood.

Community associations do a number of different things. They set and collect the maintenance fees needed to run neighborhood operations. They may maintain landscaping or recreation centers. They may provide for events or meeting places for neighborhood functions. However, the most important function of an association is to enforce deed restrictions.

Deed restrictions are legally binding rules, filed with the real property records, which provide for building, maintaining and using the homes in your neighborhood. They control how homes look and what can be done in the subdivision.

Think for a moment about why you bought your home in the first place. You may have liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street. You bought the neighborhood at the same time you bought your house. You bought a lifestyle and surroundings which were much larger than your own property, encompassing everything from the subdivision entries and the recreation center to all the other homes in the neighborhood, assuming it would stay that way.

Unfortunately, many subdivisions don't stay as nice as when they were new. Just like a home, a neighborhood can be well maintained or it can be allowed to fall apart. The big difference between an attractive and an unattractive neighborhood is not really the deed restrictions. Most neighborhoods have reasonably good deed restrictions. The crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that you do have.

What could happen if you don't enforce your restrictions? Plenty! People can amaze you with what they will think is acceptable in a neighborhood. Your subdivision could become a real zoo. Consider the man who kept a full grown lion in his garage, or the couple who kept four or five monkeys in their backyard. Of course there's always the usual demand for goats, chickens and pigs. These are all real cases where one person's idea of what is acceptable probably differs from what you want in your own neighborhood.

Another consequence of inaction is that your neighborhood could become an architectural showcase for the weird and unusual. Take, for example, the man who painted his brick home black and orange, alternating each brick with one painted orange and the next one painted black. Or just imagine a vivid assortment of day glow blue, purple or pink houses down your street. People have differing views of what is attractive and, without deed restrictions, you have a good chance of your neighborhood looking dramatically different from the way it did when you bought your home.

What about commercial use of the properties? Again, you may be surprised. How would you feel about a portable toilet company keeping its toilets and cleaning them on the driveway next door? Or what about a big semi tractor-trailer truck parked across the street or a truck towing a trailer load of lawn maintenance equipment? Or people in every busi-

## Easter Egg Hunt

By Brad Hall, Shelly O'Mara

Pictures from the neighborhood Easter Egg Hunt. Congratulations to the Golden Egg Finders (below).



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## Committee Updates

By Brad Hall

This year, the various committees were involved in a number of projects. The welcoming committee has begun to assemble a welcome basket that can be given to each of our new residents within the first month they move in. The beautification committee helped plan the Spring Fling and also received a budget to begin replacing trees and plants in the park and front entrances.

The communications committee continued posting events to our website <http://springbrookglen.net> and included a new page of board and committee members. We also posted a number of new documents on the resources page. If you have pictures from any neighborhood gatherings, please send them to me: [brhall@gmail.com](mailto:brhall@gmail.com) and I can post them to the gallery. Also, we installed a spam filter and bulk remover on the forums to curb the influx of spam accounts. If you have registered and were inadvertently inactivated, please email me: [brhall@gmail.com](mailto:brhall@gmail.com) and I will correct it. This site is still a work in progress. It isn't as pretty or congruent as I would like, so I believe 2008 may be the year for an overhaul. If you would like to help with the layout, content, graphic design, or management, please let me know.

The activities committee organized a number of events including an Easter Egg Hunt, a Spring Fling festival, and a Neighborhood Wide Garage Sale. They were also involved in promoting a National Night Out (NNO held the first Tuesday in August).

While previous events have focused on children, the events this past year were primarily developed to increase neighborhood interaction and were not geared solely for our younger residents. For instance, at the Spring Fling (April 21st) there were landscaping demonstrations by both the Master Gardener at Lowes and The Travis County Master Gardener's Association geared specifically for the gardeners in our neighborhood and specific growing conditions. There were also neighborhood vendors (those who live in the neighborhood). If you would like to advertise on either the website or the news letter in the future, just let me know!

## Holiday Activities

By Shelly O'Mara

With the Christmas season upon us again, we all get busy with shopping and schedules. But if you have a little time, there are several activities you could attend with your family and friends. Here is just a few things:

- ◆ 2007 Old Town Holiday Stroll and Christmas Parade – Pflugerville – Saturday, Dec. 8, 10:00 a.m. - 8:00 p.m – Arts and crafts available and the parade is at night so the floats are lit up. (they also throw candy!) The kids will love it!! Be sure to dress warmly. For more info: [www.cityofpflugerville.com/](http://www.cityofpflugerville.com/)
- ◆ 2007 Trail of Lights – Zilker Park in Austin – Dec.9 – 23, 7- 10pm nightly. If you haven't had a chance to go, it really is an awesome sight. Again dress warmly and be prepared to walk. For more info: [www.ci.austin.tx.us/tol/events.htm](http://www.ci.austin.tx.us/tol/events.htm)
- ◆ Sights and Sounds of Christmas – San Marcos – Dec. 6-8, 6-10:30pm. They have entertainment, food vendors, carnival rides, and craft vendors. Don't miss the campfire biscuits and the kettle corn: [www.sights-n-sounds.org/](http://www.sights-n-sounds.org/)

Also, if you have considered chopping your own Christmas tree, there are several tree farms in the area. My family goes to the one in Elgin: Elgin (Nature's Own) Christmas Tree Farm. You get to go on a hayride, and there are animals to see and great trees to choose from. Call 512-281-5016 for more information.

Have a Merry Christmas  
and a Happy New Year!!!

