



The Park at Quail Creek, HOA, Inc.



Summer Wrap Up!

Time flies, where did the summer go? This has to have been one of the best summers in terms of incidents! This has a lot to do with lighting and vigilant residents (thank you!). Crime and/or suspicious activity (along with tempers - must be the heat!) statistically rise during the summer months and crime increases during the Christmas season. With all of that said, please continue to leave your porch lights on from dusk to dawn, lock your vehicle & don't leave bags, change, etc., where visible. Report a common area light poles or flood lights that are out as soon as you see it (don't depend on someone else to report it - that may not happen timely!).

Report suspicious activity in **progress** to 911, THEN report it to the manager. *If you report activity to 911, let them know there is a no trespass affidavit filed with APD and that there is a copy of it posted in the bulletin board by the front doors to the Rec Center at 9602 Park Village DR. This allows APD to arrest trespassers without

Neighborhood Crime Watch

After reducing crime in three of the Rundberg area crime hotspots as part of the four year Restore Rundberg neighborhood revitalization initiative, the Austin Police Department has interest in working on Rutland and Lamar. All they need is organized neighbors to partner with.

So please, contact your neighbor Cecile Fandos at

cecile_fandos@yahoo.fr if you're ready to help build this organization! With sufficient interest gathered organized training.

It's also very useful to join Nextdoor.com and the Park at Quail Creek group on that platform enabling users to send urgent alerts to their neighbors.

Community Garage Sale - Sat. Nov. 5th, 8 am to 4 pm!

If rained out it, the sale will be pushed up to the following Saturday. The association will advertise the sale in the Statesman and on Craig's list as well as put out banners at the front of the property. The association will also bring in large roll off trash dumpsters to help you get rid of anything you don't sell & just to help you clear out your home of unwanted items - maybe help you reclaim your garage for extra parking!!!

The roll off dumpsters will be parked on Park Village Drive between Blue Creek LN and Covey Ridge LN. These will be here by Nov. 4th and will be removed by Nov.18th. If the dumpsters fill up in between these dates they will be serviced.

having to jump through legal hoops. Here is a breakdown of the crime report from APD for the past 12 months: Accidental Drug Over Dose - 1; Burglary Non Residence -1; Burglary of a Residence - 1; Burglary of a Vehicle - 3; Crash - leaving the Scene - 1; Criminal Mischief - 1; Disturbance- Other -1; Family Disturbance - 4; Found Property - 1; Fraud - Other - 1; Harassment - 1; Lost Property - 1.

Quarterly CARPENTER ANT - Pest Control - Mark Your Calendar!

ABC will be on property, Saturday, October 15th to treat for carpenter ants. The way ABC treats also treats for termites so we no longer need the annual treatment/inspection; this is now done on a quarterly basis!

IF YOU LEASE YOUR PROPERTY, BE SURE YOUR TENANT(S) ARE TAKING CARE OF THIS AND ALLOWING ACCESS.

Please be sure to make your patio accessible on this date! Remove pets/and/or pet access & any pet business. Leave room for the techs to spray along the siding. Everyone in Texas knows termites are prevalent but you may not know that carpenter ants due as much, if not more damage here as wood destroying insects. With that said, your assistance to aide in protecting your home in allowing for treatment on a quarterly basis is greatly appreciated! In the end, this will help save you money.

Lastly, if you have vines or other plant growth you are encouraging to climb on walls or fences (wood or brick) because up like the look of it, please don't and please remove it. Additionally, if you have trees in your patio touch the building or roof you need to have it trimmed away, if not, the association may and bill your account for this work. This is against the rules because it holds in moisture causing rot and harbors insects. If you have some growing and you didn't encourage it to do so, let us know & we will have it removed!

Property Values Continue to Rise!

The Austin market is incredible; that may or may not be a good thing depending on one's perspective or situation. The area in which the P@QC is situated in is ideal in regards to getting around Austin and given that its one of the last affordable places to live in the City (being so close to so many things and road ways) it's a great find! Units within the P@QC are not staying on the market long. Most recently a unit sold for \$180k! In 1997 units were selling anywhere from \$55k to \$75k, that's \$100k+ difference. *When the property was first built in 1971, units sold for \$19,995.00. If you're planning to sell that's great news for you. If you're a 'lifer' it may not be so great when factoring in tax increases not to mention what "growth" often entails (increased traffic, crowding and crime but let's not forget better shopping too!).

Light Poles/ Flood Lights

If you see a light pole or flood light that is out (these are usually located on a garage wall) please report it immediately by calling 512-644-7302 or email holly.Skeen@Associa.us

Please be sure to provide the closest address to the light pole & actual address of the flood light!

Solar Panels

It was recently brought to the associations' attention that people are being solicited by solar installers stating that they have the association's board approval. This is not the case. The Board of Directors has not approved anything of the kind. Beware and always consult the Association before accepting a strangers/salesman's word on behalf of the association!

Pictures Wanted!

Please send any awesome photos you may have taken on property, of the property, or of your pet(s) on property. We'd like to add them to the Park's website if you're willing to share! Send via email to Holly.Skeen@Associa.us or by text to 512-644-7302.

New & Revised Policies (rules)

Filing a complaint. The board has approved a new complaint form which is to be used when filing a complaint against another resident for *repeat* issues (not one off situations). The purpose of this is simple. It's for tracking and ensuring we are only getting the actual complaint documented and not excess information that does not aide in the process of gaining compliance and may in fact hinder the compliance process if we have to go to court. This is the only format in which we will be taking repeat complaints going forward. The Vehicle, Parking & Other a Related Matters policy as well as the Leasing Policy have also been revised. These will be posted on the Park's website no later than 10-15-16.

What is the purpose of an HOA?

As is typical for most all developments in the last 25+ years, the developer who designed The Park at Quail Creek recorded deed restrictions applicable to all lots in the community. These deed restrictions as a matter of law require

2016/2017 Insurance Renewal - Certificate of Insurance (COI)

The same policy that the Park obtained in 2015 has been renewed as of 8/31/2016. The general 2016/2017 renewal certificate of insurance (COI/EOI) is posted on the Park's website at www.parkatquailcreekhoa.com under 'Publications' then 'Insurance Certificate 2016'.

Should your lender contact you requiring a COI/EOI with their information listed on it, please email Joani Pepper at BroKar Insurance at jpepiphany@outlook.com or call her at 512-588-3428. Be sure to include your name and address & loan and your lenders name, fax number or address.

Neighbor in Need

My name is Ginger Cartwright (aka the poodles mom) & have lived here for many, many years. Recently, my son suffered a major heart attack at 49 years of age & unfortunately has no insurance. In addition to cardiac surgery he must wear a medical device which is prohibitively expensive. If anyone is in a position to help there is an account set up for him at gofundme.com/TroyKoonce or a check can be mailed to 9503 Quail Village LN, Austin, TX 78758
Thank you in advance if you are able to donate.

all property owners in the community to abide by the terms of the deed restrictions including being a member of the community association. Community association regulations protect against neighborhood degradation, and are an effective means to maintain community standards and protect property values. Owners purchasing a home in a deed-restricted community are given notice of the deed restrictions and that buying the property automatically makes them a member of the community association via (1) the resale certificate (if your seller requested the association to issue a resale certificate); (2) the Seller's disclosures (by law a seller of a lot that is a member of a community association must provide a buyer a disclosure regarding the existence of the association); and/or (3) the title insurance policy.

- To maintain property values and overall aesthetic harmony. **Yes.**
- To report suspicious activity to while in progress? **No.** Please call 911 first to report any suspicious activity or issue in progress and then report the issue to the HOA.
- Act as a liaison between neighbors? **No.** Personal issues are just that, personal issues between neighbors. If it's not something directly in violation with an existing CCR or policy it is not the associations place to become involved.
- Security? Police? **No.**
- Collect Assessments, fines & fees? **Yes.** Bank homeowners assessments to fund and pay for association repairs, projects, insurance, etc. Collect homeowners' assessments by legal means if necessary for all the above, **yes.**
- Send violation notices for violations of the CCR's and Policies & Procedures with support for substantiated allegations? **Yes.**
- Plan parties and other neighborhood social activities? **In short, no.** This falls under the heading of social committees, however, volunteerism is not always available and that's when the board and management become involved and plan such events

ACC - short for Architectural Control Committee. This committee is made up of three members. One heads the north section (East & West Village Lanes, Greenmeer and East & West Meadowmere Lanes). East section includes: Quail Village LN and Covey Ridge LN (two of

Dogs... Sweet lovely fur children!

A few keys points to remember for new and experienced residents!

- Owners with dogs over 40 lbs. are required to submit an application to the Board for approval. Email holly.Skeen@Associa.us or go to the website www.parkatquailreekhoa.com for the form.
- Owners **must** keep their dog(s) on a leash at all times in any common area - no exceptions - no one is exempt for any reason. This applies to guests as well. Not only is this a City law, its rule of the Park.
- Owners must pick up after their dog(s) completes their 'business' in the common area - no exceptions - no one is exempt. This applies to guests as well.

Great Dog News!!!

There are now 13 dog bag stations throughout the property, mounted on various light poles to make the last item above even easier for all!



The SPEED LIMIT is 10 MPH for a reason! Please abide by the speed limit. No person or animal is worth you running a few minutes behind. Your time is just as valuable as the next person or animals safety.

the largest streets on property). West section: Park Village Cove, Quail Forest Cove, Silver Quail & Blue Creek Lane. The ACC reviews ACC requests submitted and either approves or disapproves them. The ACC also looks over the respective sections for violations and/or modifications made without prior approval. Other violations may be reported to the office as witnessed by simply supplying the following: Date of incident/violation, approximate time, type of incident/violation, who the involved party is. Policy #2, Enforcement, has been revised and approved by the Board to include a violation report form.

Home Safety Maintenance

Just a friendly reminder! It's a good idea to have your dryer vent that exits from the town home (not the little tray in your dryer-that's at every use) cleaned out at least once per year. Not only will that help your dryer to work more efficiently saving you money on electricity and drying time but wear & tear on your dryer, but it can help prevent the possibility of lint becoming so compacted it becomes a fire hazard. Additionally, if your town home has a fireplace, you should also have your chimney cleaned & inspected annually to keep your property safe or it could be a potential fire hazard as well. This is great time of year to put this on your to do list, as well as change batteries/check systems of smoke detectors is Daylight Savings!

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**For additional information or questions, contact
877.910.0501 | att.com/connectme**

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