



THE PARK AT QUAIL CREEK, HOA, INC.

Community Newsletter - Spring 2014

NEW PHONE NUMBER FOR THE ON-SITE OFFICE



Please take note and save the new on-site office number: 512.644.7302.

The old number (836-1383 which we were unable to carry over) will no longer work after 4/15/14. Why the switch? Commercial rates are high! This new line is available to the Park through Alliance Management at \$69.00 per month vs. \$186 p/m.

IMPORTANT TOPICS FOR THE NEXT MEETING TUES. 4/15/13 @ 5PM IN THE REC CENTER

The Board has been in touch with the association's attorney to amend the Pet Policy. In the last month the board has required owners to remove two dogs due to unacceptably aggressive behavior. This, coupled with some owners continuing to disregard over the last few years, despite courtesy warnings, association rules related to dogs, is an unacceptable trend the Board believes needs to be addressed.

Since 2011, the pet policy has stated that dogs over 40 pounds are not allowed in the community unless the Board expressly grants permission for the dog. We have published reminders of this rule many times.

If you have a dog that is over the weight limit:


- 1) If you have received written permission from the Board to have the dog over the 40 lb. weight limit that dog is grandfathered under the new rules.
- 2) If you have not received written permission for the dog, and if granted, must submit the attached registration form. Otherwise, the dog is not allowed to be in the community.


Please note the deadline in the rules for compliance with the registration requirement. Assuming the rules are adopted as planned at the 4/15 meeting, the deadline for registration is May 15th for the dog, you must first apply for and receive written permission.

If you are unsure whether you have been granted permission for a dog, it is your responsibility to confirm with the association.

Please note that certain breeds widely considered as having aggressive tendencies will be prohibited under the new rules from living in the Park at Quail Creek.

In addition to rule amendments, a bylaw amendment has been prepared. The amendment would:

- 1) Lower the number of Board members from 9 to 5. Nine, according to our HOA attorney, is very typical for a community of our size (196 homes), or any size for that matter. For example, Dell's Sun City in Georgetown has 5,000 homes with a Board of 5. I manage twelve other associations in addition to the Park; all but one requires five. None of my colleagues (22 other managers) have a 9 member Board stipulation, they too all have 3 or 5 member Boards. It can be difficult to reach quorum at board meetings when 5 out of 9 constitutes a quorum (3 out of 5 will constitute a quorum).
 - 2) Amend when the annual meeting is to be held. The bylaws currently require the annual meeting to be held the third Wednesday in July at 8pm. More flexibility will allow a time better suited to everyone's schedule.
- 



The Park at Quail Creek, HOA, Inc.
9602 Park Village DR • Austin, TX 78758
512.836.1383 until 4/15 & then 512.644.7302
Customer Care 512.347.2888
hollys@allianceonline.net
On-site hours are generally 11am to 3pm Tues. - Fri.

The Park also has a new website! www.parkatquailcreekhoa.com
The old website was going to charge more so our wonderful web master Volunteered to help find & host a new site. Thank you Joy!

Quarterly Carpenter Ant Service



Saturday, April 12, 2014

Please make sure your patio is accessible on this day, that you do not have any pets on your patio, your plants are away from the building structure, & close your blinds for privacy if desired. Andy Howard's Pest Control will leave a card at your door indicated that your unit was serviced.



General Reminders for Association Living - the most common issues/violations

- Dog owners/handlers must keep dog(s) on a leash at all times no matter the size, age, breed, "just running to the car" etc.
- Dog owners/handlers must clean up dog feces from the common area right away - keep a baggie with you at all times. This helps preserve the area for your neighbors to walk freely through the grass without stepping on something and protects animals from harmful parasites and the water shed.
- Dogs may not be stored in the patio area - ever
- Trash cans must be stored out of sight except for Friday evening & Saturday - returned to storage by Saturday night.
- Any items placed in the common area require ACC approval first.
- Satellite dishes can NOT be mounted through the roof/shingles.
- Monthly assessments are due by the 1st with a grace period till 17th of each month; after this date there are fees involved, etc.

The swimming pool is now open! Please observe the pool rules for maximum safety & enjoyment. Here are a few key rules to follow— the rest are listed at the pool and online.

Admittance is by key ONLY • Swim suits only – NO cut offs, shorts, etc. (all bad for the PH level of the pool) • Babies/children- Adults (18 and older) are required to be present with children under the age 14 at all times • Max number of guests per household is 4 • No glass bottles. Etc. • No pool parties • Babies that wear diapers/pull-ups (unless they are 'Little Swimmers' made for water) must be covered by plastic pants to prevent leakage & the fiberglass material from breaking apart into the water (bad for the PH level, filter & motor) • No dogs in the pool (this throws the PH level off) When the PH level goes bad fungus and mold grow and then we have to shut the pool down for one to several days, depending on how bad, in order to chemically shock the pool – no fun and then no swimming!

Please be cognizant of the voices, if you have children of their voices, and the 'play' screaming; noise really carries around water and those who around the pool may be affected.





Spring Cleaning!

Freecycle.org

Freecycle is like E-Bay, but it is free! Sign up to post your old furniture, appliances, paint, and electronics, as well as browse for other free stuff in your area.

Goodwill , Salvation Army & Shelter's

Old clothes, furniture, and small household appliances in good working condition can be given a second life through donation to your local Goodwill, Salvation Army and men's, women's & children's shelters.

A Greener Cleaner

Keeping your home spic and span can be costly, for both you and the environment. The grocery store aisles are filled with the latest cleaning products that will cost you a pretty penny, plus they often contain harmful chemicals. Here are a few easy solutions made from items you already have at home that rival the big brands' cleaning power for less money.

Furniture Polish

1-cup olive oil & ½ cup lemon juice

Mix together in a clean new spray bottle. To use, remember to shake before each application. Apply a small portion to your cleaning cloth. Spread the polish over the furniture, trying to polish evenly. Use another clean cloth to polish the surface dry.

Glass Cleaner

1-cup rubbing alcohol, 1-cup water &

1-tablespoon vinegar

Using rubbing alcohol and vinegar together makes a quickly evaporating spray glass and mirror cleaner that competes with national brands. This can also be used to give a nice shine to hard tiles, chrome and other surfaces.



Did you know...?

With Spring in the air and everyone getting outdoors to enjoy the longer daylight hours; you can remotely manage your AT&T U-verse DVR to browse the TV guide, schedule recordings and never miss your favorite programs! To learn more visit www.att.com/uverse and search the **U-verse App**.

13 Things A Dog Can Teach Humans



1. When loved ones come home, always run to greet them.
2. Allow the experience of fresh air and the wind in your face to be pure ecstasy.
3. Let others know when they've invaded your territory.
4. Take naps and stretch before rising.
5. Run, romp, and play daily.
6. On hot days, drink lots of water and lie under a shady tree.
7. When you're happy, dance around and wag your entire body.
8. No matter how often you're scolded, don't buy into the guilt thing and pout - run right back out and make friends.
9. Delight in the simple joy of a long walk.
10. Eat with gusto an enthusiasm. Stop when you have had enough.
11. Be loyal.
12. Never pretend to be something you are not.
13. If what you want lies buried, dig until you find it.



Application to Board of Directors for a Pet Waiver
(Fill out one form ***per*** pet)

Unit Owners Name or Residents Name:

Address: _____

HM # _____ Cell # _____ WK # _____

Email Address: _____

Dog Breed: _____

Age of Dog: _____ Sex of Dog: _____

Dogs Name: _____ Color: _____

Dog Weight Now: _____ Potential Full Grown Weight: _____

Full or complete description of dog breed tendencies & origin & source name:

Veterinarian Name & No.: _____

Are all shots required by the State/City/County current? ____ Yes or ____ No

What steps have been taken to socialize and/or train the dog?

Please list any other applicable information here:

Have you read the Park at Quail Creek's Pet Policy # 16? ____ Yes or ____ No

Signature: _____ Date: _____

