

Park at Quail Creek

Home Owners Association, Inc.

Spring 2016

Mark Your Calendar!



- Tues. 4/19/16: Monthly Board of Directors Meeting @ 5pm in the Rec Center (also on 5/17/16 and 6/21/16). Agenda is posted in bulletin board the Friday before the meeting.
- Sat. 4/23/16: Quarterly Exterior Carpenter Ant Treatment – please make sure your patio is accessible & pet free!
- Sat. 4/30/16: Community BBQ Social – noon to 2:00 PM – at the Rec Center – be there or be square! ;-)

The pool is open!

- Swim with caution – no life guard on duty EVER
- If you do not want your children to access the pool without your being present make your pool key **inaccessible** to them.
- Maximum number of guests allowed per home is 4 and no more.
- NO glass allowed in the pool/pool area – ever!
- Swimsuits/trunks only – do not swim in clothing and/or underwear (babies/toddlers in pampers/diapers must have a protective swim covering over them).
- No pets in the pool/pool area
- Pools keys are \$15.00 each. You may obtain one by contacting the manager at least three days in advance via email at Holly.Skeen@Associa.us or by phoning her at 512-347-2851.



Why is it important to read the quarterly newsletters?



Because, it contains important pieces of information that may impact you! We sincerely hope that you will take a few minutes of your time each quarter when one is published to review. The newsletters are provided as a source of information or to give residents (homeowners, renters, etc. new & old) notice of changes, upcoming events, etc. It is full of reminders that this is a homeowner's association community and what that means in regards to live in an HOA such as:

- Keeping you updated on any policy changes whether implemented out of necessity or by changing needs or demographics of the community or by Texas Legislature.
- Keeping you informed of prevalent issues in the community.
- To help stop or deter common issues and violations before it goes to a formal process involving fines, etc.
- To keep you updated on projects or scheduled events such quarterly pest control, community social, etc.

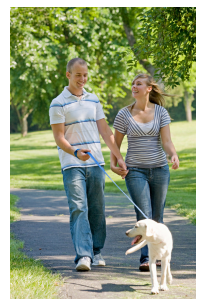
Yes, many items are repetitive – we understand that - but it's necessary to the community with new folks moving in so frequently as well as reminder to our long term residents who may have forgotten some things.

Dog Waste Bag Stations To Come! *Oh, and keep your dog(s) on a leash at all times (please)!*

Be on the lookout! Soon the association will be installing waste bag stations throughout the property on some light posts. This will be a place for you to collect a bag to clean up after your dog(s) and will not contain a waste basket. Yes, this means that you will need to take it with you which brings us to our next point! Please don't put small trash cans/buckets outside of your unit to store your pets waste in. No trash cans – no matter the size- or allowed in the common area except for trash collection day.

To paraphrase the City's Ordinance as well as a Park at Quail Creek HOA Rule:

- a. **Dogs must ALWAYS be on a leash and controlled by someone who is capable of controlling it.**
- b. **Owners must pick up after their dog(s) each and every time it defecates in the common area.**



Motor Vehicles for Sale (this includes motorcycles):

The policy for this is that one residence can sell one motor vehicle per year and said vehicle must be parked in the residents assigned parking space and nowhere else. This is for the purpose of restricting unwanted traffic on property and taking up valuable parking spaces & to keep it from looking like a used car lot. In no uncertain terms are the common areas to be used a place for residents to flip vehicles.



Don't want to be fined or towed or even tagged for towing? Please read this very important information:



Parking & Especially Tandem/Double Parking (of which the latter is not allowed at any time): This is becoming more and more problematic hence the reason for the newly painted yellow lines. We get it, the units don't come with enough assigned spaces in today's world, we really do but it is what is. This day in age households have multiple vehicles,

however, these homes were built from 1971 to 1978 during that time most households shared one vehicle. This is why parking here is very limited, one assigned space per home with one garage to house a vehicle. Guest spaces are for guests only- not for one household's excess vehicles to use. Doing this may result in being towed and or fined.

Do any of the following apply to you?

- ? Vehicle does not run...
- ? Vehicle does not have current registration /inspection stickers & can't pass state requirements to be street legal...
- ? Vehicle is not street legal, set up for racing or other...
- ? Vehicle has flat tires or portions of it are being held together by zip ties and/or duct tape or has plastic or cardboard windows...



If you answered yes to answered yes to any of the above then you are in violation and you're vehicle is at risk of being towed unless you move this vehicle into your garage out of sight or remove it from the property completely. The purpose of this is to keep the property from having a negative appearance and ultimately maintain property value.

Recycling

What can be recycled?

- Glass Bottles
- Aluminum
- Plastic



Paper & embossed card board only – broken/flattened down (e.g. soda boxes, beer boxes, cereal boxes)

Do not put the following into the recycling carts please!

- Corrugated Boxes (packing, shipping, etc.)
- Pizza Boxes
- Plastic Bags
- Batteries – small or made for motor vehicles
- Light Bulbs'
- Paint
- Mechanical or other Items such as hot water heaters, tires, TV's micro-waves, etc.
- Oil



BOARD OF DIRECTORS MEETINGS (BoD):

The board meets monthly, the third Tuesday of every month at 5:00 pm. **The only reason a meeting will not be held is if quorum cannot be established because a quorum (a majority of the board cannot be present).* The board of directors is made up of homeowners who volunteer their time who work full time and some who do not.



The BoD meetings are open to all and all are welcome! Open Forum is at the beginning of each meeting and open forum is the time in which residents may speak to the board. After open forum, the board will proceed with business. The board does follow Roberts Rules of Order.

The agenda for each board meeting is placed in the bulletin board the Friday before each board meeting so any interested owners may review in advance the upcoming topics.

Seasonal Decorations & String/Holiday Lighting



Please only decorate the exterior of your town home (i.e. the common area) for the current season. It's April and there are few Christmas season decorations out and even a few fall decorations such as mums. Holiday decorations should come down no more than 30-days after a holiday has passed.

This brings us to string lights or holiday lights. These can only be displayed within a units enclosed patio area below the top of the fence line.

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 Austin, TX 78748
 512-363-5900
 Fax: 512-363-5997
 info@reliant-towing.com



Agreement to Handle Private Property Impounds

This agreement has been executed this 16th day of March, 2016, between **Reliant Towing** and the party detailed below. **Reliant Towing** has the authority to enter upon said property and remove any vehicle which is deemed unauthorized, abandoned, illegally parked or inoperable, per the terms of this agreement and in accordance with state and local laws.

Reliant Towing acts an independent contractor and will assume all liabilities for damages incurred as a result of the removal and storage of such vehicles. **Reliant Towing** will assume all responsibilities in the notification of law enforcement agencies in reporting the impoundment of such vehicles. **Reliant Towing** does hereby indemnify and hold the property owners, management company, and it's employees, harmless from any and all losses, damages, causes of action, or liabilities whatsoever resulting directly or indirectly from the actions of **Reliant Towing** pursuant to this Agreement.

Property Name: The Park at Quail Creek HOA, Inc. Property Owner/Mgmt. Co. Associa Hill Country

Address of property: 9602 Park Village Dr. City: Austin State: TX Zip: 78758

Legal Jurisdiction (Ex: City of Austin, Travis Co. Etc.): >

Phone: 512-347-2851 Fax: 512-328-6178 Email: holly.skeen@associa-lls

First Contact: Holly Skeen Phone: 512- Cell: > same

Second Contact Name: HC Wallace Phone: 512- Gate Code: N/A

Security Name: N/A Phone: N/A Gate Code: N/A

Account Type: Patrol Limited Patrol Management Request Only (No Patrolling)

If Limited Patrol, what hours of patrol: _____ AM / PM to _____ AM / PM

Can Residents/Tenants call to have a vehicle removed from their assigned spaces? YES / NO

Is a signature required: YES / NO Property has Permits: YES / NO (If yes, please supply copy)

Will Reliant Towing tag for abandoned or inoperable vehicles?: YES / NO

I certify that I am authorized to execute this binding agreement on behalf of the Property Owner, and/or Management Company with **Reliant Towing**. If any part of this agreement is determined by a court of law to be unenforceable, the remaining parts of this agreement will remain in force. This binding agreement shall be subject to cancellation by either party upon a ten (10) day written notice delivered by fax or Certified U.S. Mail. Any changes in parking enforcement procedures, such as placing the property on a temporary hold, additional vehicles allowed to park, or enforcement times not included on the original binding agreement and/or addendum must be faxed or delivered Certified U.S. Mail for verification purposes. I also proclaim that **Reliant Towing** has not offered or promised any gifts, free services, free products, or commissions. The signs are correctly installed at all entrances according to Chap. 2308.

Ricardo Garcia Print Name and Title: Ricardo Garcia V.P.
 Owner/Authorized Signature

Reliant Towing Representative: _____

Front

- Initial Patrol or Limited Patrol Options Here:
- A
 - B
 - C
 - D
 - E
 - F
 - G1
 - G2
 - G3
 - G4
 - H
 - I
 - J
 - K
 - L
 - M
 - N
 - O
 - P
 - Q
 - R1
 - R2
 - S
 - T
 - U
 - V
 - W
 - X
 - Y
 - Z
- Code on Back

Tow Codes Descriptions

(The parking violations listed below are for PATROL or LIMITED PATROL accounts only)

Code	Reason for Tow
A	No valid permit. No valid resident or tenant permit. Expired visitor permit/pass.
<u>B</u>	Tow away zone. Sign posted and/or pavement markings.
C	Abandoned Vehicle. Broken window(s) vehicle on jacks, blocks, missing wheels, major parts, remained parked in same location for longer than 48 hours. Vehicle must be stickered for a minimum of 24 hours before towing.
<u>D</u>	Fire lane. Vehicle parked in a designated fire lane.
E	Security or Law Enforcement Officer may call to have vehicles towed.
F	Flat tire(s). Vehicle must be stickered for a minimum of 24 hours before towing.
G1	No Boats Allowed
G2	No Trailers Allowed
G3	No Campers Allowed
G4	No Motor Homes Allowed
<u>H</u>	Management request.
<u>I</u>	Health hazard. Vehicle leaking fluids (Federal or City environmental violation), full of trash or hazardous material (rotten food or similar substances).
<u>J</u>	Vehicle wrecked or inoperable. Broken window(s) vehicle on jacks, blocks, missing wheels, major parts, engine, or transmission. Vehicle must be stickered for a minimum of 24 hours before towing. <i>Upon Management's request.</i>
<u>K</u>	No tractor trailer or large (above 1 ton) commercial vehicle parking on property.
<u>L</u>	Vehicle parked on grass, off the pavement, or landscaping.
<u>M</u>	Handicap violation. Vehicle parked in handicap space, ramp or unloading zone with no handicap permit or expired handicap permit.
<u>N</u>	Vehicle blocking, parked in driveway, or aisle, <i>double tandem parking, creating a parking where one does not exist.</i>
O	No after-hours parking. Violation of "No After-Hours Parking" rule (vehicle parked on property after business is closed) (same as no overnight parking)
<u>P</u>	Hindering access, blocking dumpster, building entrances, <i>street entrances/exits</i> , loading docks or zones, etc...
Q	Vehicle taking up two (2) parking spaces. (Parking line stripe must be touching the license plate.)
<u>R1</u>	For sale vehicle. Vehicle is parked on front row facing the street displaying for sale sign. Tow immediately.
R2	For sale vehicle to be removed after a 24 hour warning is given.
<u>S</u>	Reserved / Assigned parking space. Vehicle parked in a reserved or assigned parking space not assigned to them.
<u>T</u>	Vehicle is parked in a non-parking space that has been hashed out that is primarily used for a pedestrian or handicap access.
U	Vehicle is parked on property posted for "NO PARKING FOR ANYONE AT ANYTIME".
V	Spotter Removal. Vehicle may be towed if observed by a spotter watching the parking lot.
W	Non customer. Vehicle operator is not a customer of this business located on the property.
X	Vehicle is parked on the sidewalk.
<u>Y</u>	Double parked behind another vehicle.
<u>Z</u>	Vehicle parked in Manager's or maintenance space. Could be permitted resident/tenant or guest.

**Subject to change.*