



# Ridgeview

## Important Contact Information

### City of Austin

(512) 494-9400

[www.coautilites.com](http://www.coautilites.com)

### Facebook Page

<https://facebook.com/groups/ridgeview78737/>

Provide your address to an admin when requesting access.

### Ridgeview Website

<http://www.RidgeviewAustin.com>

### Spectrum (HOA Management Company)

(512) 834-3900

[www.SpectrumAM.com](http://www.SpectrumAM.com)

8:00 a.m. to 5:00 p.m. CST

### HOA Board Members

Glenn Struzinski – President

Christopher Schieffer – VP

TBD - Secretary

[RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com)

### Pedernales Electric Cooperative

(888) 554-4732

<http://www.PEC.coop>

If a light is out call Spectrum with the pole's serial number.

### Texas Gas Service

(800) 700-2443

[www.TexasGasService.com](http://www.TexasGasService.com)

### Waste Connections, Inc.

(512) 282-3508

[www.WCICustomer.com](http://www.WCICustomer.com)

Friday is trash day. All garbage cans should be out of sight by Saturday at 6:00 p.m. or risk receiving a fine.

## CC&R's and What They Mean to Me

Being unaware of community restrictions could spell trouble for you. The Covenants, Conditions, and Restrictions (CC&Rs) are the rules for your neighborhood. The CC&R outline your community's household dos and don'ts, and the requirements and limitations of what you can do with your property. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community.

A Homeowners' Association (HOA) is the governing body of a subdivision and is headed by a board of volunteers who are residents of the community. As a member of the HOA, you must contribute monthly payments. The HOA's function is to enforce the rules laid out in your community's CC&R and ensure the common areas are maintained and are useable for all residents.

It may seem as if your HOA is trying to make your life miserable by placing restrictions on things such as what color you can paint your home, but the truth is, HOAs are set up as a corporation that benefits the residents by increasing property values and allow each resident to enjoy the common-area amenities. This can be done by enforcing the governing rules and making sure the association is clean, attractive, and provide ways for residents to build a sense of community. While it can be frustrating to receive a notice about your lawn's unsightly state, it's in the best interest of the whole neighborhood — including yours — to weed, keep grass from spreading in your planter beds, mow, and keep your home and yard looking its best.

Always vote, your vote matters! As a resident of the community, each resident has the power to elect fellow residents to the board who they feel best represent the values of the overall community. In many instances a community whose residents do not vote causes more problems as compared to communities with active residents. Each resident can run for the board themselves or volunteer for a committee, like the social or landscape committee. If you don't like the way your HOA enforces the rules (or you don't like the rules themselves), it might be a good idea to take on a role within the organization, or attend the annual HOA open forum to voice your concerns.

Homeowners whose CC&Rs are not being upheld by the HOA can often turn to their local city or county government code enforcement. CC&Rs specifics frequently run parallel to municipal codes, so a violation against a CC&R is likely to also be a violation against a municipal code.

The wrong way to learn the rules is to break them. If there is something you like to do on the exterior of your home, like wash or fix cars, parallel-park on the street, hold pool parties, or remove trees from their property, it is wise to read the rules.

## How Long to Brace a Tree?

Using stakes to brace a tree provides support for the tree trunk while its roots develop into a sturdy root system. While bracing a tree is important if the tree needs the added support, bracing when it's not necessary, or leaving stakes in place for too long, can be detrimental to the tree. Knowing when and how long to brace a young tree is an important part of healthy tree development. Bracing stakes are not intended to be permanent solution and should be removed once the tree's root system is well established.

For small trees, this typically occurs after the first growing season or one year after planting. The trees planted by your builder would fit into the small tree category. Larger trees may require two or more growing seasons to reach the same level of establishment because they have a thicker trunk in need of support. If your tree has incurred damage due to wind or other natural causes and your tree(s) is leaning and stakes are required, email Spectrum about this temporary situation.

## Your Eyes Help

If you see any of the following issues with the common community areas, please report them to [RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com).

- Irrigation leaks
- Street lights off/malfunctioning
- Community lights off/malfunctioning
- Pool area maintenance
- Common area landscaping
- Excessive weeds



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## Upcoming Events

<p><b>4<sup>th</sup> of July Parade</b> When: July 4, 2018 10:30 am Where: Will begin in the Ridgeview Pool Parking Lot</p>	<p><b>Back to School Bash</b> When: August 18, 2018 Time TBD. Will be announced on Facebook and the Google Group. Where: Ridgeview Pool</p>	<p><b>National Night Out</b> When: First week of October. Details to be announced on Facebook and on the Google Group. Where: Ridgeview Pool Parking Lot</p>
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## Community Activities

One of the best ways to develop a strong community is to participate in neighborhood activities. We would like to hear from you regarding the type of activities you are interested in attending and participating. If you would like to help plan future activities or if you have ideas future neighborhood activities, please email your ideas to [RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com).

## Ridgeview Pool Rules

Summer is now in full swing and many residents have made use of our beautiful community pool. Please take a moment to read through the pool rules. We hope everyone has a fun and safe pool season!

- NO LIFEGUARD ON DUTY.** Use these facilities at your own risk.
- Pool hours are 7:00 a.m. to 10:00 p.m.
- NO VALID POOL CARD, NO ACCESS.** Climbing fences to gain access and trespassing will NOT be tolerated. If you need a new or to replace a pool card, contact Spectrum using the contact information located in the Important Contact Information column on page one of this newsletter. Residents letting others in because they forgot their key is frowned upon.
- Residents in the same household may share a key card.
- CHILDREN UNDER THE AGE OF 15 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER.** Residents 16 or older may come to the pool alone/unattended.
- Only residents 18 or older are allowed guests. Residents over the age of 18 may have a maximum of 4 guests per household. For liability reasons, a resident **MUST** accompany guests.
- The board reserves the right to ask for proof of identification and residency. Allowing non-residents to use the pool presents a huge liability issue to the community.
- The following items are not allowed in the pool area: Alcohol, tobacco, glass, breakable items, water balloons, pets, bikes, scooters, roller blades/roller skates, skateboards, large pool floats, footballs, or any other objects/toys deemed a safety hazard.
- NO SMOKING** of any kind is allowed in the pool area.
- Proper swimwear is required. No jeans, cut-offs, street clothes, or loose clothing allowed while swimming in the pool, for safety reasons.
- No diving, running, roughhousing, or general horseplay that will endanger the safety of others.
- Children not potty-trained must wear swim diapers while in the pool. Diapers must be changed in the restrooms. Accidents in the pool may require that the pool be closed, per the Texas State Health Department.
- Persons with skin diseases, open sores or wounds, inflamed eyes, nasal or ear infections or any communicable diseases are not allowed to use the pool.
- Emergency equipment is to be used for emergencies only, do not use the community pool rescue equipment for your leisure to float in the pool. **IN CASE OF AN EMERGENCY CALL 911.**
- Access to the equipment area is restricted to authorized personnel.
- Violations of the pool rules including letting in people without key cards or failure to pay assessments will result in the suspension of pool privileges.

Following these rules help to ensure our pool can remain open during the swimming season by preventing any safety issues for our residents and helps to avoid any potential liability to the community.

## Email Addresses

Do you have an email address? If so, the HOA Board would like to have it as to continue our commitment of lowering expenses. By providing us your email, we will be able to provide you timely information, reduce costs and keep you informed.



## Newsletter Ideas?



If you have an article submission for the newsletter, please submit in Microsoft Word format (pictures separate as jpg files) to [RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com). Articles will be published in order they are received.