



# Ridgeview

## Important Contact Information

### City of Austin

(512) 494-9400  
[www.coautilites.com](http://www.coautilites.com)

### Facebook

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

To speed up the process of being added to this page, provide your address to an admin when requesting access.

### Homeowner's Association

(866) 473-2573  
[www.realmanage.com](http://www.realmanage.com)  
7:30 a.m. to 7:00 p.m. CST

### HOA Resident's Portal

[www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal)

### HOA Board Members

Glenn Struzinski – President  
Christopher Schieffer – VP  
Paul Senecal - Secretary  
[RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com)

### Pedernales Electric Cooperative

(888) 554-4732

[www.pec-smarthub.coop](http://www.pec-smarthub.coop)

If a light is out call Real Manage 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)

Thursday is trash day. All garbage cans should be out of sight by Friday at 6:00 p.m.

## Your HOA

### Your Involvement Is The Key To Our Success!!!

In the purest sense, the Homeowner's Association Board is a form of representative democratic governance. In community associations, the owners are the electorate and have the responsibility of being good citizens (paying assessments, voting, abiding by the rules, etc.) and for electing representatives to a policy body to carry out a policy-making and administrative oversight role. Officers are elected to provide leadership to the policy body. Committees are created by the Board to provide substantive input to the board's deliberative process and as a conduit for owner participation and involvement.

The community association is self-governed by owners and as such, the homeowners select from among themselves leaders who make decisions for the group. Homeowners must then abide by those rules and decisions.

Joining a committee is a responsibility each owner has to share in the work involved in governing our association. It also creates an opportunity for more in-depth participation and important decision making.

Owners also have a responsibility to adhere to legal obligations. They have an obligation to pay assessments in a timely fashion in order to permit the association to meet its financial obligations without penalties. Timely assessment payments save the association, and you, the owner, the added costs of collection fees. If you experience a financial hardship and are unable to pay your assessment, contact Real Manage ASAP.

Finally, owners have a responsibility to adhere to rules, mutually agreed to and properly adopted. This adherence to the rules permits owners to live harmoniously under the same constraints. It also saves us the expense of more formal enforcement.

## Upcoming Events

<p><b>Fall Festival</b> When: Saturday November 4, 2017 12:30 p.m. to 2:30 p.m. Where: Turning Trail</p>	<p><b>Christmas Movie Night with Santa</b> When: Saturday December 1, 2017 6:00 p.m. to 8:30 p.m. Where: Pool Parking Lot Bring a lawn chair/blanket to sit and enjoy the movie</p>
<p><b>Pool Closing</b> When: Closing November 1, 2017, depending on the weather Will officially announce on Facebook</p>	

## Neighborhood Watch Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- Someone running from a car or home.
- Unknown and unusual cars coming and going from a residence.
- Someone screaming. If you can't explain the screams, call law enforcement & report them.
- Someone going door-to-door in the neighborhood looking into windows and parked cars.
- Someone asking about past residents.
- Someone who appears to have no purpose wandering through the neighborhood.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without an apparent destination.
- Business transactions conducted from a vehicle.
- Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- Someone walking or running while carrying property at an unusual time or place.
- Someone removing property from unoccupied residences.
- A stranger entering a neighbor's home which appears to be unoccupied.
- A stranger in a car who stops to talk to a child.
- A child resisting the advances of an adult.



## Are you Prepared for an Emergency?

An emergency is defined as "an unforeseen combination of circumstances or the resulting state that calls for immediate action." An emergency doesn't necessarily mean a disaster. It could mean that your child needs a copy of his/her birth certificate to register for school, or you need a copy of the pink slip for your automobile when a brand new set of wheels catches your eye. If you don't already have important papers together in a safe place, maybe this is a good month to buy a small fireproof box and gather those papers together that might include:

- Wills, social security cards, passports, birth certificates, divorce and custody decrees, immigration documents.
- Property deeds, the mortgage company's address and phone number, homeowners and life insurance policies and phone numbers, copies of health insurance card and phone numbers.
- Inoculation records, health records, doctors and dentists names, addresses and phone numbers.
- Auto ownership papers, auto insurance policies and phone numbers, drivers and auto license numbers.
- Credit card numbers, addresses and phone numbers for outstanding loans.
- Stock and securities certificates, address and phone number of broker, bank account numbers, addresses and phone numbers of banks.
- A current copy of your employment resume, as well as a list of previous home addresses and dates of residence.
- An extra copy of your address book, complete with phone numbers and addresses of friends, relatives and professional resources.

You'll be surprised at how useful it will be to have this information in order and accessible.

## Rules for Being a Good Neighbor

1. Don't make judgements about your neighbor. Respect your neighbor and practice tolerance.
2. Leash dogs. Pick up poop. Don't let Fido bark incessantly.
3. Pick up after yourself. Pick it up, even if it isn't your litter.
4. Keep your porch lights on.
5. Be quiet. Good neighbors are seen, not heard – especially late at night and in the wee hours of the morning.
6. Go slow! Nothing torques off neighbors like the dude who speeds through the neighborhood. While you're at it, remember to stop at the stop signs.
7. Take care of your property.
8. If there is a problem, talk about it. Direct conversation is more effective than sending a letter or calling the police.

## Architectural Controls

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!* If you have any questions, please do not hesitate to contact our Association or members of the HOA Board.

## Your Home's Fall Checklist

Fall is the perfect time to take care of the little things that can make a big difference for you and your home. Most of the tasks listed below are well with-in the average person's ability. But even if you choose to have a professional handle them, it's worth the expense. You'll save money in the long run – and maybe even your life. Here is the checklist at a glance.

- Regularly clean gutters and downspouts. Make sure all drainage areas are unblocked by leaves and debris. Consider installing gutter guards to make the job a lot easier.
- Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Seal gaps and cracks around windows and doors with weather-stripping and caulk or completely replace the wood.
- Inspect your roof or hire a licensed professional to examine your roof for damaged or curled shingles, corroded flashing, or leaky vents.
- To prevent exterior water pipes from bursting when the weather gets below freezing, turn off the valves to the exterior hose bibs. Run the water until the pipes are empty. Make sure all the water is drained from the pipes, if not; the water can freeze up and damage the pipes.
- Wrap water pipes that run along exterior walls with heating tape. It will save energy and prevent them from freezing
- Clean or replace dirty furnace filters.
- Contact a licensed heating contractor to inspect and service your gas heater or furnace to avoid carbon monoxide poisoning. Your local utility company will often provide this service for free.
- A home safety check should be an annual ritual in every household. Test smoke and carbon monoxide detectors, inspect (or install) fire extinguishers, review fire escape plans, and rid your home of old newspapers and other fire hazards.
- Check the attic to make sure the insulation is installed properly. The vapor barrier on insulation should face down toward the living space.