



# Ridgeview

## Contact Information

### City of Austin

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

### Homeowner's Association

(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  
Erica Bryer - 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 or [email](mailto:Spectrum) Spectrum with the pole's serial number.

### Texas Disposal Systems

(800)375-8375  
[www.texasdisposal.com](http://www.texasdisposal.com)  
Waste Wizard app  
Monday is garbage/recycling day.

### 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 garbage/recycling day.

## Garbage & Recycling Transition Update

The amendment to change from Waste Connections (WC) to Texas Disposal Systems (TDS) passed with a majority of the vote earlier this year. The process for you to change from WC to TDS started on April 1<sup>st</sup> and will continue until June 30<sup>th</sup>. Please review the attached document for more information regarding the change.

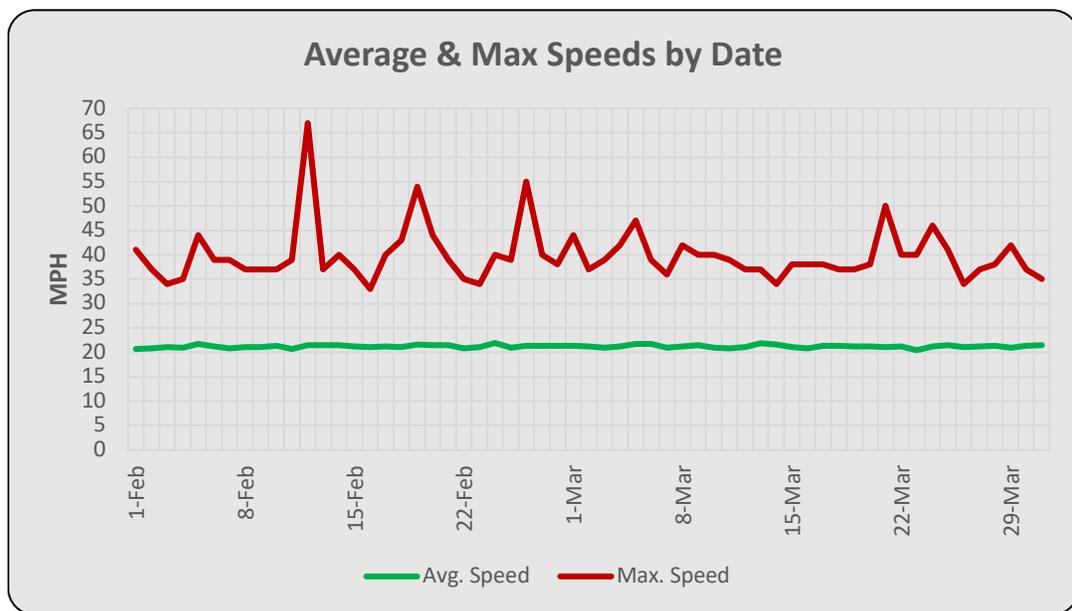


New Trash Service  
Details.pdf

## February & March Speed Sign Results

The below graph represents the February and March 2019 speed data on Vantage Point Drive for both incoming and outgoing traffic. As you can see the average speed (noted in green) during the months of February and March was 21 mph for all accounted vehicles.

The majority of the drivers entering the subdivision are obeying the speed limit. The max speeds recorded for incoming traffic was much lower than the max speeds of outgoing traffic. The majority of the speeding is occurring as drivers are leaving the subdivision exiting out of Vantage Point Drive. When leaving the subdivision the majority of drivers are driving below the posted speed limit, however at least 20% of drivers leaving the subdivision are driving way to fast out of the neighborhood. The most notable being a vehicle leaving the subdivision on Tuesday February 12 at 9:30 a.m. captured doing 67 mph!





# Ridgeview

## Upcoming Events/Reminders

### Movie Night Under the Stars

When: May 18, 2019

7:00 p.m.

Where: Pool Parking Lot

## Pool Season

It is hard to believe it, but summer is just around the corner, & that means the pool season is almost here! Make sure you have paid your assessments & your account is up to date. You can request a pool key & view your account online by visiting [www.spectrumam.com](http://www.spectrumam.com). The yearly assessments for your community are \$540.00 & are due on a quarterly basis in the amount of \$135.00. In order to ensure you have access to the community's amenities, check your account online to confirm you have paid your assessments. If there is a past-due balance on your account, your amenity access may be revoked.

The pool pre-opening schedule is Saturday, May 11, Sunday May 12, Saturday, May 18 or Sunday May 19. The pool will officially open with regular pool hours on Saturday, May 25, 2019. If you're available to stop by & test your pool key during the pre-opening schedule, please do! If you experience any issues with your pool access card, please send an email to [contact@spectrumam.com](mailto:contact@spectrumam.com) with your homeowner account & pool card information.

Before going to the pool please read the 2019 Pool Rules which can be found at [www.spectrumam.com](http://www.spectrumam.com). Please do not allow individuals without a pool card into the pool area. You might think you are being nice but allowing entrance to unauthorized individuals (not in your family/group) creates a safety & liability situation & you may be allowing someone into the pool who is not authorized because they are past due on their balances. Video surveillance has been installed at the pool. Let's work together to make this a safe & pleasant season for everyone.

## Weeding Tips and Tricks

Let's face it, lawn maintenance can be a pain in the butt and can get out of control if not maintained on a regular basis. With a little patience & some weeding tips your yard will have that curb appeal everyone loves. Properly caring for your yard and not letting weeds (like clover & crab grass) get out of control in your yard or planter beds will help to avoid the HOA warning letters & fines. No one wants to have a violation on something you can avoid with a little maintenance, so making sure to follow the rules of your housing area are key. Check out these preventative tips on keeping your yard weed free.

**Grass Cutting Height** - Cutting your grass too short can make weeds flourish easier or if you leave it higher than it should be, the grass will start to grow more weeds. Cutting your grass at the optimal height can keep the ground cooler, & disrupt weed seed germination.

**Pre-Emergents Herbicides** - These products aid in preventing weed seeds from germinating, & they don't kill existing plants or grass. You want to put the pre-emergent down before weed seeds germinate. Pre-emergent can be applied if you see a weed here or there, note that any weed that has begun to grow, it will not kill. It will prevent all other weeds that have not yet started growing.

**Mulch** - Mulch aids in suppressing weeds & slows moisture evaporation. Once a layer of weed barrier paper (landscaping fabric) is laid down around your flowers & plants, add your mulch on top to act as a layer of protection from those weeds.

**Water Weeds Before Pulling** - Pulling weeds when the soil is moist makes it so much easier & more effective. When the soil is moist you have a better chance of getting the whole root system. Pulling weeds after a fresh rain or after watering your yard.

**Stop Weeds from Spreading by Plucking the Heads** - This can be time consuming if you have a lot of weeds, but it can help prevent them from spreading. Simply pluck off the top of the weed heads, before they drop seeds.

**Feed Your Lawn** - Every 8 weeks or so during the growing season, apply pre-emergent herbicides evenly on your lawn. Doing this will help to thicken your lawn & fill in any bare spots which will then prevent weeds from being able to grow as easily.

Following these steps can minimize your weed issues & can help you to succeed in creating a healthy & thick lawn, that doesn't give those pesky weeds much room to grow & take root.

## Need Help With Your Yard?

If you aren't willing or able to maintain your yard, there are many local companies willing & able to help mow & maintain your yard. We do not endorse these vendors, but many of your neighbors use them & have seen the benefits of hiring a professional to maintain their yards, for a small amount of money.

**Emerald Lawns – (512) 990-2199**

**EDI Landscaping – (512) 293-9179**

**Real Green – (512) 851-0344**

**Just Right Lawns – (512) 861-7802**

**Weed Man – (512) 297-9472**

**House to House Lawn Care – (512) 736-2550**

Community website: <http://www.RidgeviewAustin.com>

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

Provide your address to the community ran Facebook page when requesting access.



## How to Handle an Issue with a Neighbor

There are many reasons why you may be having issues with your neighbors, ranging from a home's unkempt appearance to endlessly barking dogs to loud music played at all hours of the night. For many of us, there comes a time when it is necessary to address a dispute with a neighbor. Knowing how to do that in a peaceful way is a skill that doesn't always come easily to most of us. Here are a few steps you can take to manage a dispute with neighbors in a way that (hopefully) solves your problem without creating additional ones.

**Make sure the issue is really a problem** - There is a big difference between a neighbor who causes an occasional annoyance & one who seriously interferes with your quality of life. If you're dealing with the former, it may not be worth rocking the boat. Taking a little bit of time to really wrap your head around what's going on is beneficial both for determining how much of an issue you have & for stating your case when & if the time does come for a confrontation.

**Keep a log of the behavior in question** - The more accurately you document what is going on, the better you will be to communicate your point to your neighbor (as well as the HOA, if it comes to that). Keep a log of the offending behavior for a week or more, noting when it happens & for how long. It isn't necessary to have to show them the log the first time you bring up the issue, but it is wise to keep it handy. Add to your log any communication you & your neighbor have about the problem, including when you discussed it & what was said.

**Do some research on the community rules** - Check your community CCRs to see if there are rules regarding the problem you're having, such as lawns must be kept trim & neat & free of weeds. If what your neighbor is doing is a clear violation of the CCRs, you'll have a much stronger case when you go speak to them.

**Find out what your other neighbors have to say** - If your neighbor is doing something that is affecting you it is probably also affects others around you. Chances are you're not the only one who wants to resolve the issue. Talk to your other neighbors to find out if it's a problem that they've noticed &/or that bothers them. Approaching your neighbor as a group can be more effective than doing it by yourself. If you go this route, communicate your issue in writing instead of in person. Nobody is likely to respond well to a mob showing up at their door. If someone lives around you but isn't personally affected by the behavior, you shouldn't get them involved. Do not just gossip & complain to others.

**Communicate directly & politely** - Before heading to the HOA about a dispute, try to speak to your neighbors themselves. Often times we're blind to our own flaws. Your neighbor may not be aware of how their behavior is affecting their neighbors. Give your neighbor a chance to hear you out & fix the problem on their own before turning it into something bigger. If you're not comfortable with a face-to-face confrontation, it is acceptable to leave a note, send an email, or text message outlining the issue. It's even okay to leave an anonymous note if that's the only way you feel comfortable doing it. Be direct about what's going on & how it affects you, & try not to use accusatory language, which can put your neighbor on the defensive & make a peaceful resolution less likely.

**Take time to cool off before confrontation** - We're often not our best selves when we're angry or irritated. Talk to your neighbor when you are calm & can be reasonable & polite. If you approach your neighbor from a place of anger & you prefer to yell, scream, belittle, or stomp your feet, you're unlikely to find a resolution & will more likely than not make the issue worse.

**Have a compromise in mind** - Unless your neighbor is doing something particularly egregious or illegal, the goal should be to find a balance through a compromise. For example, if your neighbor has a dog who is constantly barking while they're away at work, a resolution is not to get rid of the dog. Instead, suggest that your neighbor have a dog walker come by during the day to take the dog out & help it release some of its extra energy. The more you can reach a compromise where both of you are satisfied, the better you can resolve the situation without conflict.

**Seek the help of a third party** - Not all disputes with neighbors are solvable without additional assistance. If you've discussed the issue with your neighbor & they're not amenable to finding a solution—or worse, they retaliate by doubling down on the behavior—you'll probably need to bring someone else in. This can be your HOA, a mediation board, or may be an outside mediator who is either a volunteer or paid. Unless absolutely necessary (such as if it's a matter of safety), don't go straight to a lawyer or the police. Look for someone who can help you manage the dispute from an objective standpoint, facilitating communication & acting as a neutral liaison between the two of you.

There's no reason to suffer in silence if you have an issue with one of your neighbors. Most of the time, if you approach disputes with your neighbors from a place of politeness & respect, you can find a solution without things get messy. Keep your eyes on the end goal—finding a peaceful way to move forward—& don't let anger get in the way.

## Your Eyes Help

If you see any of the issues with the common community areas, please report them to [RVAustin.HOA@gmail.com](mailto:RVAustin.HOA@gmail.com). The board members are observant, but they cannot see everything.

## Email Addresses

Do you have an email address? To ensure you receive timely communication from the HOA management company (Spectrum) & the HOA board be sure your email address is registered with the HOA management company & with the HOA Board.



## 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.

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