



CMHOA Newsletter

AN OFFICIAL PUBLICATION OF CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

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Introducing the CMHOA Newsletter and Web site

Welcome to the first edition of the CMHOA Newsletter! The goal of the newsletter is to provide you and other Association members with up-to-date information in an easily accessible format. We hope the newsletter helps you become more aware of what's happening in our neighborhood. Better yet, we hope this awareness translates into an interest on your part to help make our neighborhood even better.

The newsletter will be published quarterly. The CMHOA newsletter editor, Sarah Blatt, welcomes your ideas for content, format, etc. She also encourages you to write an article for the newsletter. You can contact Sarah by email at sblatt@austin.rr.com.

Another important communication tool, the CMHOA web site, www.catmountainhoa.com, also is now available to members. The site includes plenty of neighborhood information, including the following:

- Community News
- Calendar of Events
- Information for New Owners
- CMHOA Guidelines and Forms
- Information about the CMHOA Board and Committees
- Helpful Links to other Web sites

The web site is being updated frequently with additional information that will be useful to members. If you'd like to comment on the web site, or if you

have ideas for content, please send an email to cmhoawebsite@sbcglobal.net. You also can call Jesse at 451.3884. We hope you find the newsletter and web site informative and useful! We ask for your patience as we work to perfect these two new forms of communicating with you.



www.catmountainhoa.com

The new Cat Mountain Homeowners Association web site.

Take the 2005 Member Survey and Win

We encourage your participation in the [2005 Member Survey](#) which was created by the CMHOA Communications Committee. The purpose of this survey is to get your input and ideas for enhancing our neighborhood. Toward this end, the survey asks about your priorities and interests, as well as neighborhood events that might appeal to you. You also will be able to evaluate the performance of the Manager and Board of Directors.

The survey will be mailed in early August and it takes 10-15 minutes to complete. Members can access an online version of the survey via the CMHOA web site if they prefer. All responses will be treated confidentially. Special

thanks go to Donna Prestwood, who created the online version.

Your feedback is very important to the Board of Directors, who want to know your priorities for the Association. A copy of the survey results will be published in the newsletter and on the web site after all members have had a chance to provide their input.

*Complete the survey
by September 15th
and your name will be
entered in a drawing for
a \$100 gift certificate,
compliments of
Siena Restaurant.*

Cat Mountain Homeowners Association
6007 Mt. Bonnell Road
Austin, TX 78731

Phone: 512.451.3884
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Richard Oppenheimer
CMHOA President

The Environmental Control Committee (ECC) reviews and approves Lot and Common Area improvements.

President's Report

I want to add my personal welcome to you and our new CMHOA Newsletter. One of the important concerns you expressed to me when I joined the Board was the need to make our community more open and friendly.

In the past five months, we have introduced a web site for each of you to find out at any time what is going on with your Board of Directors and Cat Mountain Villas. With the assistance of Board member Kurt Joseph, we have formed a Welcome Committee who will acknowledge all new

owners with a gift basket and information about the rules of ownership in CMHOA. We also have formed a Social Committee and our first major event will be a wine-tasting in August courtesy of David and Sylvia Jabour, who are residents of our community. Not a bad start – but we have a great deal more that we want and intend to do.

We owe a huge thank you to Anne and Howard Adkins, very special neighbors who donated computer equipment and web site services that provide a significant upgrade from our previous system.

Thanks also to Diane Librach for volunteering to reorganize our entire accounting structure. This will make us more efficient and save a considerable amount of money that we were paying to a bookkeeping service.

With the assistance of our Manager, Jesse, we are bringing a much more focused and business-like approach to assisting you and your neighbors, but we need your help. Please let us know if you have expertise and can share it with your Board and neighbors.

Committee Focus

The Environmental Control Committee (ECC) has the authority and responsibility for approving all improvements made in the Association, both on Lots and in the Common Areas.

The ECC is chartered with maintaining a harmonious balance between the Association's architectural integrity and the needs of owners. An assessment of impact on properties adjoining or affected by proposed Lot

improvements is a significant consideration in the ECC approval process. All improvements must be reviewed and approved by the ECC prior to being implemented.

Some examples of items that require ECC approval are as follows:

- Design of new homes
- Alterations to the exterior of existing homes (including color)
- Other construction that

affects the exterior surfaces of a home

- Alterations to Lots or the Common Area (e.g., landscaping, retaining walls, AC units, additional structures)

The ECC encourages all members to thoroughly review the Architectural Guidelines and Standards before planning any Lot improvements. A copy of the Guidelines can be found on our new Association Web site, www.catmountainhoa.com.



Jesse Chargualaf
CMHOA Manager

Manager's Corner

As CMHOA Manager for the past 12 years, Jesse Chargualaf has played a primary role in the daily operations of the Association. Although his job description includes many different responsibilities, here are a few examples:

- Helping members with the process for submitting Lot improvements to the ECC

- Encouraging neighbors to discuss and settle differences before they become an issue
- Informing members about Association contracted services (e.g., common area maintenance and repairs, etc)

Jesse recently added the Association's bookkeeping function to his list of responsibilities, a change

that will save the Association about \$6,000 per year.

Jesse's office is in the clubhouse and he encourages you to stop in or call him at 451.3884 with any questions that you may have. He enjoys working with members and hearing feedback about how to improve the Association.



Summer Wine-Tasting Event Set for August 21st

The CMHOA Social Committee was chartered earlier this year and they have been working to develop ideas for neighborhood social events. The first major event that they have planned is a wine-tasting, which will be held on Sunday,

August 21st from 5-8 pm at the CMHOA clubhouse. This members-only event is being sponsored by David and Sylvia Jabour, who are residents of our neighborhood. You'll be able to taste some great wines from Austin's locally owned Twin Liquors and sample catered hors d'oeuvres from local businesses.

In addition to the wine and food, this is a good opportunity to meet your neighbors and to provide the Board of

Directors with some feedback about your priorities for the neighborhood.

We look forward to seeing you at the wine-tasting! Please RSVP Jesse by August 15th so the Social Committee can plan accordingly. You can do so via email (cmhoa@sbcglobal.net) or by phone (451.3884). Just let Jesse know how many will be attending.

Be sure to visit the CMHOA web site often to keep informed of upcoming events in the neighborhood.

The Summer Wine-Tasting event will be held Sunday, August 21st, from 5-8 pm at the Clubhouse, 6007 Mount Bonnell Road

Advertise in the CMHOA Newsletter

The CMHOA Communications and Welcome Committees have drafted an advertising prospectus for local businesses that are interested in advertising in the CMHOA Newsletter. Several members of these committees will be working with these businesses to determine their advertising needs, and then developing a format that is suitable for publication in the newsletter. Many neighborhood associations in

Austin include advertising in their newsletters.

This work by the CMHOA committees is significant because it represents an opportunity for the Association to generate revenue that can be used to sustain the newsletter and the web site. In addition, the Association may be able to work with advertisers to donate in-kind gifts or sponsor neighborhood events.

Already, Siena Restaurant has donated a \$100 gift certificate, and other local businesses have called to inquire about advertising in the newsletter.

If you have a business and are interested in advertising, or if you know of a business owner who may be interested, please contact Kurt Joseph by phone (374.9247) or via email (kmjoseph@sbcglobal.net).

You Can Help Make Our Neighborhood a Better Place!

The CMHOA CCR (Covenants, Conditions, and Restrictions) Review Committee is presently working to revise the Association's By-laws in time for review and approval at the 2006 Annual Meeting. The committee chair, Jack Otto, is requesting input from members and has asked that you send any ideas or

suggestions for changes to the By-laws to Jesse at cmhoa@sbcglobal.net. Jesse will forward the information to Mr. Otto.

If you would like to provide input on any other topic or you would like to volunteer to serve on a committee, please send Jesse an email or call him at 451.3884.

We are looking for volunteers to help with the newsletter, event planning, web site content, welcoming new owners, etc. Please consider volunteering your time and expertise to improve our neighborhood. Together we can make a difference!



We need you to help make a difference!



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CMHOA Communications Committee

www.catmountainhoa.com

Email Reduces Printing and Mailing Costs

In previous letters to members, the Board of Directors President, Dick Oppenheimer, has requested your email address so that the Association can create and maintain a current email listing of all members. The purpose of this listing is to promote efficient communications with most members while reducing the costs associated with printing and mailing information.

Currently, it costs about a \$1 per member to print and mail a one-page

The use of email to communicate with homeowners reduces costs by nearly 95%.

letter. The use of email to communicate reduces this cost by nearly 95%. This is a good opportunity for you to take action and reduce your Association's costs!

What types of information would you receive via email? Although there are many possibilities, the following list provides some good examples of what you might expect to receive from the Association:

- Association events and meetings notices (as well as meeting minutes)
- Association newsletters
- Annual meeting notice and ballot
- Proposed Lot Improvements that might affect you
- Welcome information to greet new neighbors

Many of you have responded by providing your email address and we appreciate your willingness to try this form of communication.

The Association respects your privacy and will NOT:

- Sell your email address
- Share your email address with anyone

- Use your email address for marketing purposes.

If you haven't provided an email address, please reconsider and help reduce the Association's expenses! You can send your information to Jesse (cmhoa@sbcglobal.net) and he will add it to the listing.



Email is an efficient and cost-effective way for the Association to communicate with members.