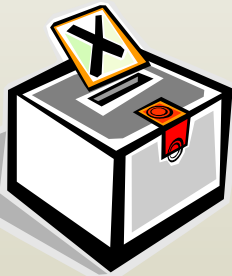


Annual Meeting  
Edition

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## Annual Meeting & Election on March 10th

The 2010 CMHOA Annual Meeting will be held at 7:00 p.m. on Wednesday, March 10 at the Clubhouse. The Board of Directors strongly urges all members to attend the meeting. A full agenda includes Committee reports, the Financial report, the President's report, presentation of volunteer awards, and the election of three Directors.

The meeting agenda, information concerning Director candidates, and an official ballot and proxy were mailed to members in February. These materials also are available on the CMHOA web site ([www.catmountainhoa.com](http://www.catmountainhoa.com)). Please take a moment to review these materials and then

exercise your privilege as a homeowner to vote.

The Director vacancies are the result of three expiring terms. Richard Schley, John Harrison and Davison Grant are seeking a second, two-year term, which would run through February 2012. The ballot also offers the means to vote for write-in candidates. Whatever your choice, you are encouraged to vote.

Your attendance at the Annual Meeting is very important. If you cannot attend, please be sure to fill out the Proxy section of the ballot and drop it off at the clubhouse. A legal requirement for conducting business at the Annual Meeting is that at least forty percent

(40%) of the homeowners, represented in person or by proxy, must be present to constitute a quorum. The quorum requirement is based on CMHOA homeowners who are current with their dues as of February 28, 2010. If you have not paid your dues through February 2010, please do so now do so now to ensure your voting eligibility.



## 4th Annual Egg Hunt on March 28th



Hey kids, parents, and grandparents! You won't want to miss the

CMHOA Egg Hunt, which will be held at the Clubhouse on Sunday, March 28th from 11:00 am to 1:00 pm. Along with the Egg Hunt, children's activities will include decorating bags that will be used as baskets, and making Egg-hunter masks.

All materials will be provided for these activities.

The Egg Hunt will begin after everyone has made a mask and decorated their bag. There will be hunts for three different age groups: one for kids ages three and under, one for ages four to six, and one for ages seven and older. Colorful plastic eggs will be filled with small treats, such as stickers, temporary tattoos, small toys, and candy. Several eggs will be filled with notes and

prizes will be awarded to the lucky hunters who find these eggs.

Refreshments and snacks will be served after the Egg Hunt has ended. We'll see you at the Clubhouse on the 28th. Don't miss this chance to meet other families and have some fun in our neighborhood! If you plan to attend, please RSVP Jesse at 451-3884 or [cmhoa@sbcglobal.net](mailto:cmhoa@sbcglobal.net).

Cat Mountain  
Homeowners Association  
6007 Mount Bonnell Road  
Austin, TX 78731

Email:  
[cmhoa@sbcglobal.net](mailto:cmhoa@sbcglobal.net)  
Phone: 512.451.3884  
Fax: 512.451.3884  
[www.catmountainhoa.com](http://www.catmountainhoa.com)



**Richard Schley**  
CMHOA President

## President's Message

Well, we are finally in 2010 – thank goodness 2009 is over! Hopefully, everyone in Cat Mountain Villas made it through the year in decent shape.

These past few months we went from way too little rain to more than enough to make a mess of things. The prolonged drought killed much of the vegetation in the common areas and owners' lots. Then the rains came and the water runoff took away soil and eroded many areas. Jesse has been hard at work redirecting the water flows and removing debris so that damage can be minimized. I would advise checking around your property, especially if you are on a hillside, to see if you have ero-

sion damage. This is likely to be a wet spring and work done now can reduce your problems.

Please stay alert and report anything suspicious to the police by calling 311. This does two things: it brings an officer to the area, and it enables the police to justify more patrols in our neighborhood. Also, call 311 if you see or hear coyotes near your home. Packs have been roaming some areas of the neighborhood at night hunting cats, dogs and deer. Keep your pets safe at night.

Please give Jesse your email address so we may send you notice of events or alerts in the area.

As Spring arrives, there will be many activities in the

neighborhood including the CMHOA Egg Hunt. It should be another great event. Also, don't forget the tennis courts, pools, playground and clubhouse are here for your use. Make sure and take advantage of these excellent facilities. Speaking of the clubhouse, we recently purchased new furniture. Dick Oppenheimer handled this and the new furniture looks great. Be sure to check it out when you come to the Clubhouse for the Annual Meeting on March 10th.

Looking forward to an enjoyable year!

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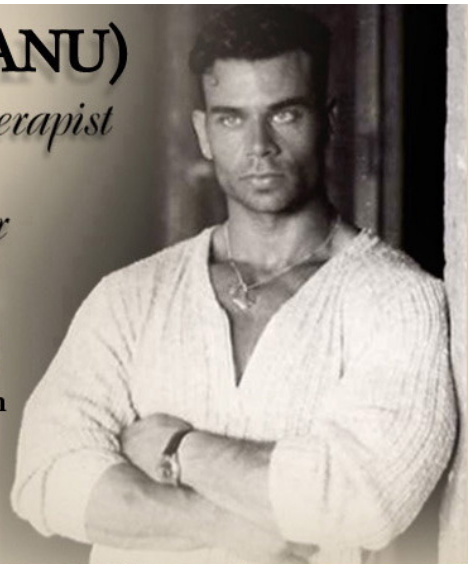
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LMT# 109843



# Manager's Corner

**Colonial Bank**—Colonial Bank is now Branch Banking & Trust (BB&T). BB&T will convert Colonial Bank operating procedures and expects to do so by mid-year 2012. Processing of homeowner maintenance assessment (homeowner dues) at Orlando, Florida will continue under the existing Colonial Bank procedures. Procedural changes will mostly affect me downloading payment data from their database. I will let homeowners know if procedural changes will affect how dues are paid (e.g., online, coupons, etc).

**Clubhouse Furniture**—Mr. Oppenheimer, one of the Directors, undertook the task of upgrading some of the furniture in the Clubhouse. The old couches, coffee tables, night stands, and table lamps were replaced with new ones. Three utility six-foot tables also were replaced, as well as the six blue chairs. Homeowners having socials at the Clubhouse should exercise caution to prevent liquid/food stains on the new couches and chairs.

**Clubhouse Use Fee**—At its February meeting, the Board of Directors approved increasing the Clubhouse use fee from \$50 to \$100, effective as of 2/8/10. The \$200 deposit remains the same. The Association web site was updated to reflect the change.

**Coyotes/Red-tail Foxes**—Several sightings of coyotes were reported by homeowners in the vicinity of Twin Ledge Drive and the dry creek bed running behind Hickory Hollow, Beechwood Hollow, and Sandalwood Hollow. Homeowners also have reported missing cats. A pack of red-tail foxes, initially six in the pack in 2009 and now five this year, also come by the clubhouse on a regular basis at night. This pack of foxes probably lives somewhere near the dry creek bed. Homeowners should ensure that their cats do not wonder off at night. More than likely, the missing cats became dinners for the coyotes or red-tail foxes.

**Contractors**—I received



**Jesse Chargualaf**  
CMHOA Manager

calls from homeowners complaining of contractors' vehicles and equipment blocking their driveways or mailboxes. This is a note to all homeowners to remind their contractors to stay clear of neighboring driveways, walkways, and mailboxes. Please be considerate and leave an entry/exit path for your neighbors so they are not inconvenienced and regular mail delivery is not delayed. The postal service generally will not deliver mail to blocked mailboxes. Thanks for your consideration.

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

Phone: 512.451.3884

Fax: 512.451.3884

E-mail: cmhoa@sbcglobal.net

www.catmountainhoa.com

CMHOA Communications Committee

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Board of Directors**

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President

**Marc Dully**  
Vice President

**John Harrison**  
Vice President

**Richard Oppenheimer**  
Vice President

**Davison Grant**  
Treasurer/Secretary

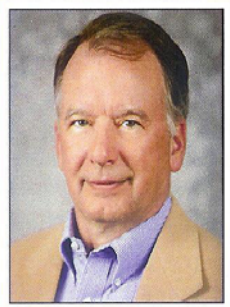
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