



Don't Miss the Holiday Party!

CMHOA Newsletter

AN OFFICIAL PUBLICATION OF CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

VOLUME II, ISSUE NO. 4



WINTER 2006

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Jan. 1 changeover passes series of implementation tests

Automated Dues Payment Process Nears

Implementation of Colonial Bank's Association Pay service, which will automate CMHOA's dues payment process beginning January 2007, is progressing on schedule. Several tests were conducted in October and early November to ensure that the system would accept payments from members.

Instructions for each payment option will be provided in the December mailing of your dues payment packet.

THOROUGHLY TESTED
Several members of the Board of Directors and Mr. Marc Dully, who has managed the implementation, volunteered to submit payments as part of the testing. These payments were received by Colonial Bank, downloaded to CMHOA, and posted successfully in the Association's accounting software

ledger. Mr. Dully recently submitted a payment for calendar year 2007 to see if it will post successfully. All indications are that this test also will be successful.

DETAILS IN DEC. DUES PAYMENTS PACKETS

Members will receive a dues payment packet in the mail in early December. The packet will provide an introduction to the new dues payment system and a payment coupon book. The new system provides members with several options for paying their dues, including the following:

- **Payment by Mail** — Mail a check with your payment coupon using the mailing labels included in your coupon book.
- **Automatic Payment** — Avoid the stamps and envelopes by making your payment using a checking or savings account from any U.S. bank. You can also use an Online Bill Pay service to pay automatically.
- **Online Payment** — Pay securely online using a MasterCard, MasterCard Debit Card or Discover Card through Colonial Bank's Web site. A link to this web site will be posted on the CMHOA web site, www.catmountainhoa.com.



CMHOA Holiday Party Set, Sunday, Dec. 10, 5:00-8pm

Remember how much fun last year's holiday party was? Remember how good the food was, the beverages, and the great "Who Am I?" contest?

Get ready, because it's all coming back Sunday, Dec. 10, 5:00-8 p.m. Come join your neighbors for all this and more, and share some holiday cheer. Admission is of course free for all CMHOA residents, but **see the Food Bank article on Page 4** to learn how you can make a contribution to your community.

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Richard Oppenheimer
CMHOA President

President's Report

Dear Neighbor:

The fall months (they say it's fall) have seen a continuation of much activity by your Board. In structuring the Reserve Study, we realized that our clubhouse was significantly underinsured. The necessary steps were taken to increase our coverage so as to be protected considering today's building costs. Additionally working within the study plan, we are replacing the storage shed (you probably never knew there was one) close to the clubhouse and, hopefully, will have the carpet replaced in the clubhouse before year-end.

With the assistance of Marc Dully, we have been conducting "test runs" on our new dues collection system with Colonial Bank, which will start on January 1, 2007. I am pleased to report that all systems are "a go". Thanks again, Marc.

Jesse has been working diligently with Greater Texas Landscape, our landscape maintenance provider, to improve their level of maintenance for our area, and he indicates that they are doing better work.

Our Social/Activities Committee has started working on a very special holiday party to be held on December 10th, and we sincerely hope you will attend.

Now it is time for me to say farewell as your Board president. Although I am eligible to run again, I have decided not to do so. I will leave this position feeling very positive about what has happened to our community these past almost two years.

When I decided to run for the Board, my theme was, "we have an opportunity to make our neighborhood a better place to live." I firmly believe that has been accomplished.

You were promised "**new and better communications.**" This newsletter, our web site and the many social events we've held have delivered on that promise. "**Provide better, more open fiscal activities.**" We have and continue to work on this constantly and believe that has been accomplished. Also, "**to promote leadership, fairness and equality of enforcement of neighborhood covenants and by-laws**". Thanks to neighbors such as John Harrison and Tom Thomas, along with other members of the ECC, that has been accomplished. Also, thanks to Jack Otto for working to improve and change our by-laws.

And finally, "**Foster a greater sense of community.**" I believe there is absolutely no question of that. "**MISSION ACCOMPLISHED**".

It has been an honor to serve you these past almost two years and I hope that the Board will continue with these and all other opportunities to make Cat Mountain Villas a wonderful place to live.

Happy Holidays,

Dick Oppenheimer
President



Board Tables Wildfire Risk Mitigation Policy Draft

A Wildfire Risk Mitigation policy draft was discussed briefly by the Board of Directors at their November 13th meeting. The Board asked members in attendance for comments about the policy draft. After receiving very little feedback, the Board decided to table the issue for the time being.

The goal of the policy is to provide members with a means to reduce the fuel load in Common Areas (and wildfire risk) without negatively affecting the aesthetics and ecological functions of these areas. The policy draft specifies strict adherence to the recommendations that were provided by the Texas Forest Service in 2004.

Focus: Wildfire Risk Mitigation



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No. 2 – XL Cheese Pizza, 2 Dinner Pastas, and a Large House Salad **\$25**

No. 3 – 2 Large Two Topping Pizzas and a Large House Salad **\$28**



Weekly Specials:

Mon.-Wed.: **\$9.00** Two Topping Grande Pizza

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Fri.-Sat.: **\$9.99** Grande Pepperoni Pizza

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Manager's Corner

Lately I have received many more complaints about dogs let loose by their owners to wander at will. The most disturbing reports are those of unsupervised dogs relieving themselves in people's yards. Some dogs are also left outside on decks or in fenced-in yards while the owners are away. These dogs may bark incessantly, and the noise is quite a nuisance to all other homeowners within a considerable distance. Please comply with ordinances regarding your dog, which include being considerate and not allowing your dog to relieve itself on someone else's property. It will be greatly

appreciated if all dog owners carry plastic bags while walking their dogs to safely remove and dispose of their dogs' messes at their residences.

Several homeowners recently reported an aggressive young man soliciting in the neighborhood. Solicitors, whether in groups or individually, will always be a difficult problem for the neighborhood. The No Soliciting signs posted at the entrances to the subdivision are frequently vandalized or maliciously removed. If a solicitor comes to your door or is seen



Jesse Chargualaf
CMHOA Manager

soliciting in the neighborhood, please phone the police and report it. Depending upon police priorities at the time, there is a likelihood that a police officer will check the area. During weekdays, you may call me at 451.3884 and I will check immediately.

Deer Stories

By Juli Berwald, CMHOA homeowner

EDITOR'S NOTE: We all have our own "deer story," whether it's actually about the foxes that live here, coyotes, or other animals living in our neighborhood. **Send us YOUR story,** and we'll try to publish it!

At about 5:20 in the morning my husband and I were awakened to a sound that was similar to our son playing his toy trains on the wooden floor above our heads. But it was pitch black outside and, though he has been known to be struck by the intense need to play trains, this sounded a little different.

The cats dove for cover. It started to sound like a barroom brawl from an old western movie. I hopped out of bed and cautiously turned on the lights in the den. Cats frozen in place staring out the sliding glass door that leads to the courtyard porch.

"What the heck is that?" My husband says behind me. He flicks on the lights to the porch. Two eight-point male deer are hooked together at the horns. The garden hose is entangled in the points. It's a full-on Mutual of Omaha moment on the porch in front of two giant windows and

a glass sliding door. I run to the phone. Dial 911. Hang up. What are the police going to do? How am I even going to describe the problem? The haunches of one of the deer rams into the sliding glass door. I dial again.

By now, my husband is sort of playing goalie in front of the doors and windows.

"Hi, I'm not sure I'm calling the right place, but there are two bucks hooked at the horns and caught in the garden hose on our porch."

"You need to call the Wildlife Division."

It sounds like a bowling alley on a Saturday night on our porch. "Hi. There are two male deer caught in our garden hose fighting on our porch."

"You need to call the game warden." (I called 465.7931.)

The play-by-play starts from above. "They just got out of the

garden hose." Thank goodness — having two massive, angry, testosterone-laden animals tethered to our house was terrifying. This way, at least, they weren't constrained to a 25-foot radius of our living room separated by panes of glass.

"I can transfer you." The clattering increases. "No, forget it. They have unhooked! They're gone."

"Is there anything else we can do for you today?"

Huh? As if I've called to change my phone service. I duly write down the game warden's phone number and vow to keep it where I can find it quickly, as if this is an occurrence that is going to come up again next week.

My husband and I creep back to bed. "Do you think our insurance would cover male deer crashing into our den and tearing the house apart, or is that an act of god?"

Make a small contribution — maybe win a BIG prize!

Holiday Food Drive benefits Capital Area Food Bank

Last year's Food Drive was so successful that we're going to do it again! In fact, let's double up on our efforts and set a goal for twice the donation this year!

prize drawing.

This year's Holiday Food Drive will once again benefit the Capital Area Food Bank of

Texas, a non-profit organization that serves as a clearing-house by receiving, storing, and distributing truckloads of donated food and other grocery products.

By donating to the Food Bank, you are assisting more than 370 Partner Agencies serving clients in 21 counties throughout Central Texas.

If you can't make the Holiday Party this year, you can still help. Jesse will

be accepting food item donations during regular clubhouse hours. Just drop by anytime and add your donations to the Food Bank boxes. And... THANK YOU!

(PS — The Board will be repeating its friendly challenge this year by offering to make a \$100 personal donation to the food bank if 300 or more food items are donated by members.)

The Food Bank will use CMHOA donations to support the following programs:

- Kids Cafe — provides a hot evening meal in association with after-school enrichment programs to children living in low-income neighborhoods in Austin.
- Healthy Options Program for the Elderly (HOPE) — provides a monthly supply of staple foods such as canned vegetables and meats, cereal, pasta, soups and other items to senior citizens living on a fixed income.
- Regional Food Delivery Program — distributes 80,000-100,000 pounds of food annually to Food Bank Partner Agencies throughout 21 Central Texas counties to smaller agencies serving the regional population.

And, we're sweetening the deal by making the following offer: For every 2 cans or packages of non-perishable food that you bring, you will receive a raffle ticket

Remember all the great prizes we had last year? Board members and volunteers are currently soliciting potential donors, and we hope to have a lot of holiday booty to distribute in our door

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Cat Mountain Homeowners Association owes a special "Thanks" to many generous and helpful sponsors of the four special party events we've held this year, including the upcoming 2006 December Holiday Party. In return, we encourage you to express your appreciation by patronizing these merchants throughout 2007: Twin Liquors, Macaroni Grill (Arboretum), Chinatown Restaurant, Siena Restaurant, Craig O's Pizza, and Kneaded Pleasures Bakery.

It's for the kids!

Parents' Play Group in CMHOA!

We are starting a new group for interested moms (and dads!) in the CMHOA to hold regularly scheduled playdays for those of us with preschool children in our community.

We will hold an organizational meeting to measure interest in doing so and to schedule a time and place when this might work for those who wish to participate.

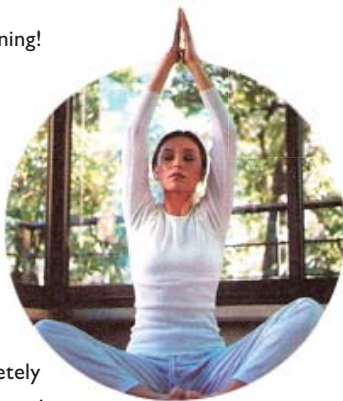
Please contact Robin Petrossian at robinpetrossian@yahoo.com if you are interested in being involved in the start-up meeting.

Cat Mountain Yoga Classes are underway, oprning eyes and minds early!

Come join us for yoga in the morning!

Carol Blanchard recently became a certified yoga teacher and would love to have you join the class on Wednesday morning at 7:30 am in the clubhouse.

Carol says, "What we are discovering is just showing up is a breakthrough in itself. It is completely unreasonable to be there in the morning. You are welcome anytime ..."



If you have never tried yoga before or have had some training, you'll find that this class focuses on movement with breath.

"In the classic tradition of yoga," Carol reports, "we seek to open up space in the body for energy to move freely through it. Flexibility, strength and mental freshness are also results from yoga. Bringing yourself to the mat on a regular basis takes a degree of commitment but you will find that it gives back some unexpected rewards."

If there are other yoga teachers in the community who would like to join in on this effort, please contact Carol to coordinate. She can be reached at carolblanchard@austin.rr.com or 467-8570.



Greg & Sandra Nelson
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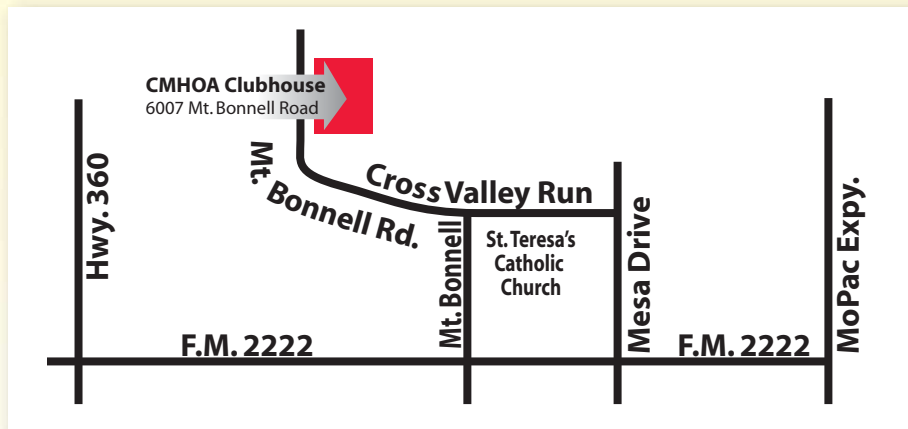
2nd Annual Cat Mountain Holiday Bazaar

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CMHOA Communications Committee

www.catmountainhoa.com

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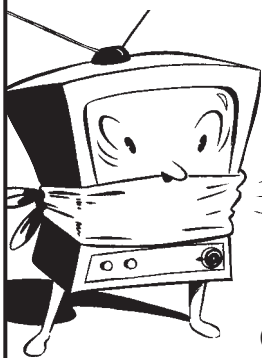
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