



# CMHOA Newsletter

AN OFFICIAL PUBLICATION OF CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

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SPRING 2008

## INSIDE THIS ISSUE:

<b>2008 Annual Meeting</b>	<b>I</b>
<b>Spring Egg Hunt</b>	<b>I</b>
<b>President's Message</b>	<b>2</b>
<b>Information, Please</b>	<b>2</b>
<b>Manager's Corner</b>	<b>3</b>
<b>Scoop the Poop!</b>	<b>3</b>
<b>Crime Report</b>	<b>5</b>
<b>Annual Meeting Photos</b>	<b>6</b>

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## New Year, New Board, New Budget!

The outcome was never much in doubt — only three homeowners ran to fill the three vacancies on the CMHOA Board of Directors. Official results confirmed that Davison Grant, John H. Harrison, and Richard Schley were near unanimously elected to fill the three expiring positions. These three new directors will serve

two-year terms running from 2008 through 2010.

### 2008 CMHOA Board of Directors

Kurt Joseph	President
Andrew Ma	Vice President
John H. Harrison	Secretary
Davison Grant	Treasurer
Richard Schley	Vice President

The 50-plus attendees at the Feb. 20 CMHOA Annual Meeting of the Membership were first to hear these results, along with a full agenda of reports and presentations lasting a short

one hour. The Meeting was chaired by outgoing President Howard Adkins, who was joined by outgoing Secretary Laine Jastram and Vice President Kurt Joseph (who will serve another year of a two-year term). Board members Curtis Johnson and Treasurer Andrew Ma were unable to attend due to illnesses.

The Membership Meeting, held each year in February, is an open meeting for all CMHOA homeowners. Results of elections and required votes on topics before the membership are regular fare. Attendees heard short reports from the Communications, Environmental Control, Reserve, CCRs and By-laws Review, Social/Activities, and Welcome committees.

Adkins also outlined several accomplishments of the board during the 2007 fiscal year.

Immediately following adjournment, the new board members met to elect officers to serve throughout the next year. Kurt Joseph was elected President, Andrew Ma, Vice President, John H. Harrison, Secretary, Davison Grant, Treasurer, and Richard Schley, Vice President.

See page 6 for meeting photos and other information.

## For all our Kids, Parents, and Grandparents!

Please join us for the CMHOA Egg Hunt, which will be held on Saturday, March 15th at 1:00 pm. The Egg Hunt will begin at the Clubhouse. Along with the Egg Hunt, kids 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 15th. Don't miss this chance to meet other families and have some fun in our neighborhood!



*Two early arrivals to last year's highly successful and greatly enjoyed Spring Egg Hunt!*



**Kurt Joseph  
CMHOA President**

**2008 CMHOA  
Board of Directors**

Kurt Joseph  
President

Andrew Ma  
Vice President

John H. Harrison  
Secretary

Davison Grant  
Treasurer

Richard Schley  
Vice President

# President's Message

by Kurt Joseph

In preparation for the Annual Meeting of members last month, I came across the following four examples of CMHOA-related activities:

1. A board member from another HOA nearby recently wrote Jesse to tell him that the CMHOA web site is one of the best that he has seen when it comes to HOA web sites. He is a web developer who sent us this compliment after completing an extensive review of HOA web sites in the United States. He was interested in using a similar design for his HOA's web site and he wanted our help.
2. Last month, CMHOA received some (good) press for co-hosting (with the Austin Neighborhood Council) the Travis County District Attorney Debate at the Dell Jewish Community Center. We were mentioned in the Statesman and a link to our web site was listed on the KXAN-TV web site.
3. You've probably seen the Stop Oak Wilt signs posted in and around our neighborhood. These are the result of a cooperative agreement with our neighbors to the north – the Northwest Austin Civic Association. We are working with them to share resources when it makes good sense.
4. For the past three years, CMHOA has sponsored a Holiday Food and Fund Drive, with all proceeds benefitting the Capitol Area Food Bank. Your generous food and monetary donations have provided meals for those in need. CAFB continues to be grateful for our help and very supportive of our efforts to grow the event.

I shared these four seemingly unrelated examples because I think they collectively illustrate CMHOA's nascent potential to be a benevolent leader in the greater community within which we are situated. For some, it may seem unconventional for an HOA to think and act outside of its "boundaries". However, I propose that it is useful to do so when the cost to our members is minimal and the benefits of our goodwill can be shared by as many as possible.

For the record, the four examples above cost CMHOA less than 0.001% of its budget over the past three years. Clearly, the benefits of this goodwill were greater than the cost.

I hope you will consider the potential that CMHOA has to be a community leader and the role it should play. As a CMHOA member, you are vital to achieving this potential and shaping our role. The examples that I shared above are available mostly because members like you had an idea and the motivation to turn it into something real. Do you have an idea that would demonstrate our goodwill? Maybe it is an organized walk in our neighborhood to benefit a local charity. Maybe it has to do with music; after all, this is Austin! If so, I want to hear from you.

I'll leave you with a relevant quote from Confucius: *"Of neighborhoods, benevolence is the most beautiful. How can the man be considered wise who when he had the choice does not settle in benevolence."*

Let us know what we can do to make CMHOA a better place to live ... 451.3884. Thanks.

## Information, Please.

Recently, we sent out an e-mail alert to everyone for whom we have e-mail addresses. Unfortunately, we do not have e-mail addresses for at least TWO-THIRDS of our members.

We are also missing a large percentage of homeowners'

phone numbers. It is important that we have your contact information (telephone and e-mail address) in case there's an emergency of any sort in the area or at your home while you are away.

Please take a moment right now to call Manager

Jesse Chargualaf at 451-3884 or e-mail [cmhoa@sbcglobal.net](mailto:cmhoa@sbcglobal.net) and let us know your name, address, telephone number and e-mail address. You may leave this information on voice mail. Please speak slowly and clearly spelling any unusual names.

Thanks!

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# Manager's Corner

by Jesse Chargualaf

During the last part of year 2007, the two areas of concerns homeowners most often called the office about were of door-to-door solicitors, contractors, and dogs.

**Door-to-Door Solicitors:** It's a difficult problem and solicitors average coming into the Association area at least six times during the year. It is not unlawful for solicitors to be in the Association area. Most times, I managed to convince the solicitors to leave. So call me as soon as you are aware of solicitors in the area.

**Contractors:** Homeowners' complaints about contractors include: contractors working for another homeowner whereby contractors' equipment and vehicles are blocking mail boxes and driveways; or, workers trespassing on someone's private property. Please inform those contractors/workers you may employ to minimize inconveniences to adjacent homeowners and obtain

permission should it be necessary for workers to ingress/egress another homeowner's property to perform their work.

**Dogs:** Many homeowners called regarding the incessant loud barking of dogs left outside in the yard or on upper decks of multi-story homes. Other complaints about dogs are those homeowners that allowed their dogs to poo on someone's yard and not pick it up, or walking their dogs without a leash. Homeowners requested for all neighbors having dogs to be considerate and comply with all ordinances and responsibilities of owning a dog (also, see story below).



Jesse Chargualaf  
CMHOA Manager



Did you know that Austin City Ordinance 3.3.7 requires prompt removal and disposal of pet feces on public or private property that is not your own? Did you know that you could be fined \$86 for not complying with this ordinance? Pet waste is more than smelly and unsightly. It is a health risk to pets, bodies of

water, and people, especially children. Pet waste left on trails, sidewalks, streets, and grassy areas is flushed into the nearest waterway when it rains. Even if you can't see water near you, the feces go into your storm drain where, in most cases, it travels untreated to your neighborhood creek or lake. Like human waste, animal waste may contain harmful bacteria and viruses, rendering the water unfit for irrigation, recreation, or other uses. In addition, pet waste contains nutrients that will accelerate the growth of nuisance algae.

According to a study conducted by the Texas Commission on Environmental Quality in 2000, approximately 30,308 dogs live in the Town Lake watershed. That means an estimated 1,327 lbs. of dog waste is deposited into the water-shed every day, or nearly 500,000 lbs. per year. That's a lot of waste, neighbors!

If you have a pet, please do your part — scoop the poop to keep our neighborhood clean and keep pet waste out of our local waterways. You can flush the poop, toss it in the trash, or bury it (at least 6" deep and away from gardens and water sources).

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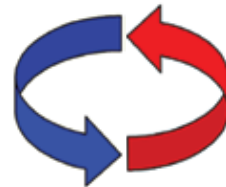
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# CMHOA Crime Report

The Austin Police Department publishes crime reports and statistics on their web site. The crime information for CMHOA can be accessed using APD's Crime Report Viewer (select Geographic Area option, then select Cat Mountain Homeowners Association option from the pull-down menu). The Links

page of the CMHOA web site includes a link to the APD web site. The CMHOA web site also includes links to the National Sex Offender Registry and the Texas Department of Public Safety Criminal Database.

Recently, crime report data for CMHOA was downloaded and tabulated for the period beginning July 3, 2006 and ending December 31, 2007. Reports were not available for the first half of 2006. Overall, there were 37 crimes reported in the CMHOA area

Crime Type	Count
Burglary Of a Vehicle	9
Criminal Mischief	8
Theft	4
Assault with Injury— Family or Date Violence	2
Burglary Of Residence	2
Family Disturbance/ Parental	2
Lost Property	2
Open Door or Window	2
Abandoned Vehicle	1
Assault By Contact	1
Family Disturbance	1
Leaving the Scene of a Crash or Accident	1
Structure Fire	1
Suspicious Person	1
<b>TOTAL</b>	<b>37</b>

Crime Location	Count
Westslope Drive	13
Jessamine Hollow	5
Twin Valley Drive	4
Mount Bonnell Road	3
Fern Hollow	2
Mountain Villa Drive	2
Twin Valley Circle	2
Lime Stone Circle	2
Lookout Mountain Cove	1
Lookout Mountain Drive	1
Mount Bonnell Cove	1
Goldflower Hollow	1
<b>TOTAL</b>	<b>37</b>

during this 18-month period. Given that CMHOA includes 354 lots, there is roughly one crime reported for every 10 lots during the period. The data also were analyzed year over year (2006 vs. 2007) for the period July through December. In 2006, there were 10 crimes reported during this period, while in 2007 there were 15 reported during the same period. Although the base rate is very low, this year-over-year change reflects a 50% increase in reported crimes. This change is largely due to an increase in reports of criminal mischief in one area of CMHOA.

Nearly 25% of the crimes reported in CMHOA during the 18-month period were burglary of vehicle. Fortunately, this crime can be prevented simply by following a few tips from APD. First, always close your windows and lock your car doors. Second, park in your garage, or a well-lit area close to a building. Third, always remove loose valuables from your vehicle, including purses, wallets, cell phones, laptop computers, and briefcases.

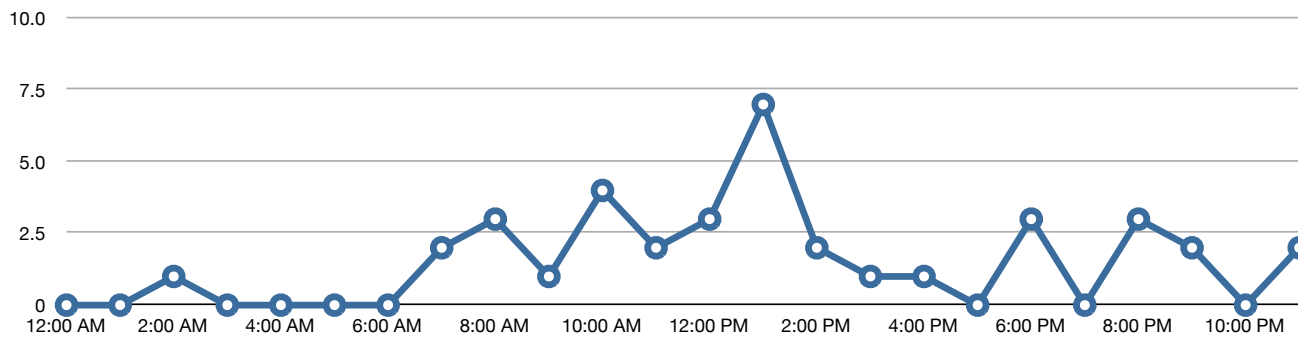
Criminal mischief reports accounted for nearly 22% of the

reported crimes. In addition, almost 25% of the reported crimes were of a more serious nature (e.g., burglary of residence, theft, or assault).

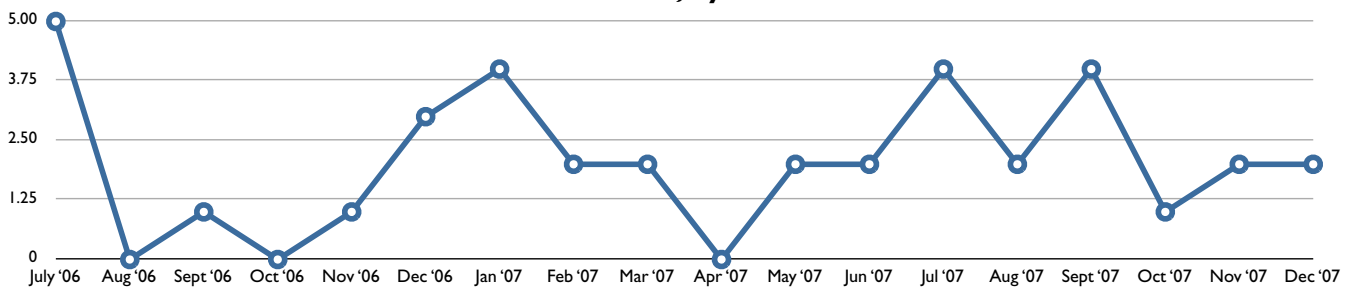
CMHOA has developed a good working relationship with APD Northwest Area Representative Dana Munguia, who has worked to increase the number of patrols of the neighborhood and to provide APD assistance quickly when needed. Officer Munguia also has volunteered to provide an APD presentation on crime prevention for CMHOA residents. The date and time of this event will be shared with residents once it is scheduled. Finally, CMHOA resident Bob Feiner has volunteered to lead a Safety Committee to provide the Board of Directors with information and actions that can help ensure the safety of our neighborhood. If you'd like to volunteer to help Mr. Feiner, please contact the CMHOA Manager at 451.3884.

*NOTE: APD's definition of the CMHOA geographic region goes beyond our actual boundaries; thus, reports for crimes outside CMHOA were omitted for this article.*

**Incidents, by Time of Day**



**Incidents, by Month**



About 50 homeowners attended the 2008 Annual Meeting of the Membership. Everyone seemed to be pretty happy with the event — likely happy more for the pizza, snacks and soft drinks than for the reports. Selected members were presented with the President's Award for their efforts on behalf of the Association in 2007. Not pictured here but also similarly honored were David and Sylvia Jabour and Ms. Nishi Sarda Goel. The high point of the evening was adjournment of the meeting after only 62-minutes.



Jack Otto ...

President's Awards were presented to Tom Thomas ...



Marc Dully ...



VP Kurt Joseph presented a commemorative plaque for service on committees and on the Board of Directors.



Carol Blanchard ...



and Cathie Lockhart.

Outgoing Board member Laine Jastram was similarly recognized (not pictured)



Manager Jesse Chargualaf was recognized for his years of exemplary service to the association.

## Hey Kids, Parents, and Grandparents!

Please join us for the CMHOA **Egg Hunt**, which will be held on **Saturday, March 15th** at **1:00 pm**.

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Don't miss this chance to meet other families and have some fun  
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CMHOA Communications Committee

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**2008 CMHOA  
Board of Directors**

Kurt Joseph  
President

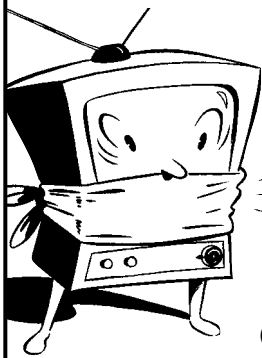
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Vice President

Richard Schley  
Vice President

John H. Harrison  
Secretary

Davison Grant  
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Interested in writing a story for the next newsletter? Contact Jesse Chargualaf at 451-3884.



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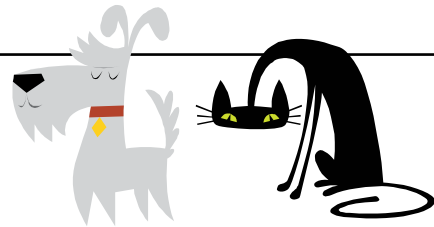
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