



# CMHOA Newsletter

AN OFFICIAL PUBLICATION OF CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

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## 2009 CMHOA Annual Meeting

### Dully and Oppenheimer Elected to Board; Ordinance Passes

The CMHOA Annual Meeting was held at the Clubhouse on February 18th. The Meeting was chaired by outgoing President Kurt Joseph, who was joined by outgoing Board member Andrew Ma, and Board members Davison Grant, John Harrison, and Richard Schley.

After hearing a full agenda of reports and presentations, the 50 members who attended the meeting were informed of the election results for the two Board of Directors vacancies and the referendum on the City of Austin Front and Side Yard Parking Ordinance. Official results confirmed that Marc Dully, a write-in candi-

date, and Richard Oppenheimer were elected to the Board of Directors. Brenda Warner, who was also a candidate, withdrew her candidacy several days before the election. Dully and Oppenheimer will serve two-year terms running from 2009 through February 2011. The referendum on the Parking Ordinance was approved, with 91 votes for and 26 against. As a result, the Association has filed an application with the City of Austin to be included under this ordinance. For more information on the ordinance, please visit the City of Austin web site ([https://www.ci.austin.tx.us/zoning/front\\_yd\\_parking.htm](https://www.ci.austin.tx.us/zoning/front_yd_parking.htm)).

Members attending the meeting heard brief reports from the Communications, Environmental Control, Reserve, Social/Activities, and Welcome committees. Joseph also reviewed significant CMHOA activities from 2008.

Immediately following adjournment, the new board members met to elect officers to serve until the 2010 Annual Meeting. Richard Schley was elected President; Davison Grant was elected Treasurer/Secretary; and, Marc Dully, John H. Harrison, and Richard Oppenheimer were elected as Vice Presidents. See page 7 for pictures and more information about the meeting.

## CMHOA 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 Saturday, March 28th

at 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!

## President's Message



**Richard Schley**  
CMHOA President

I have lived here 12 enjoyable years. My wife and I love this neighborhood because it is beautiful, serene and filled with quality people. However, I am sometimes reminded of an old Navy saying: No matter what you tell them, when you tell them or how many times you tell them, there are always three percent that don't get the word.

In 2007, the Board initiated an enforcement policy that included fines and legal action because a very few residents had little regard for their neighbors and failed to follow the covenants that they agreed to when they moved here. Last year, I found that 95% of the problems involved the same residents over and over. There are always the same people who do not pay their dues or do not respect their neighbors and their community. We will have to deal with these problems in a firm and decisive manner.

The Board and the ECC have the duty to maintain the qualities of the neighborhood. To this end, the Board sometimes has to act as judge and jury on matters that affect some or all of us. Real estate

values are affected by the appearance and atmosphere of the neighborhood. Please take a few minutes and advise the ECC in ADVANCE when you plan construction (e.g., exterior remodeling, fences or painting). When in doubt, please ask. A resident's enjoyment of their home is affected by their neighbors' actions, which can be disturbing and/or unsightly. So please try to be a good neighbor. Use common sense – it helps us all.

We hope to build on the successful social events that we had last year. The turnout keeps increasing and I know you will find living in Cat Mountain Villas is even better when you get to know your neighbors. It is amazing how many residents you will find that have an interest in common with you. All it takes is a little effort to become involved. Your ideas for future events are always welcome.

The clubhouse has been freshened, thanks to Dick Oppenheimer, and it is a really nice facility to hold a party, family reunion or game night. Right now it is underutilized and I don't think many of the residents have visited it since it

was spruced up with new bathroom counters, sinks and paint. Just let Jesse know when you would like to reserve it.

The Welcome Committee has been active and several of the residents are contributing items for the newcomer baskets. This is a great way for you to get exposure with the new members of our community and for them to feel at home.

There are two "new" members on the Board – Marc Dully and Dick Oppenheimer. Their commitment and energy combined with that of Davison Grant and John Harrison should make the board very strong and responsive. As you would expect, we are closely monitoring expenses and always seeking to get the most value of every dollar spent. If you have an experience with a service or supplier vendor that you would like to recommend, please forward their name and contact information to the board. We would like to compile a list of vendors for the residents and HOA.

Let's all do everything we can to keep our neighborhood a wonderful place to live.

## Kindergarten Roundup at HP and Doss

If you have a child that will be starting kindergarten at Highland Park or Doss Elementary this year, you will want to bookmark the following web sites: Highland Park Elementary PTA ([hppta.org/portal/](http://hppta.org/portal/)) and Doss Elementary PTA ([www.dosspta.org](http://www.dosspta.org)).

The Highland Park Roundup for new kinder students is Tuesday, May 5th, from 8:30 am to 10:30 am in the school cafeteria.

Highland Park parents also host kinder play dates the first Thursday of every month at 3:00 pm at Perry Park. The Doss Roundup for new kinder students is also Tuesday, May 5th, from 9:00 am to 1:00 pm.

Parents should bring copies of a utility bill showing address, a drivers license, child immunization records, and a checkbook to pay for school supplies, etc.



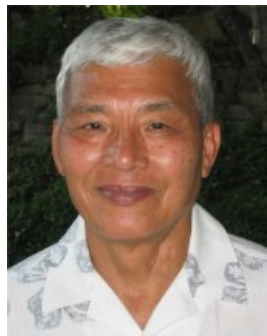
# Manager's Corner

**Homeowner Dues.** This is another request for homeowners to assist in reducing administrative time and expenses related to managing delinquent accounts. Please send your payments early enough so that they are received by the first of the month. If necessary, please coordinate with your payment provider to ensure timely receipt of your payment by CMHOA.

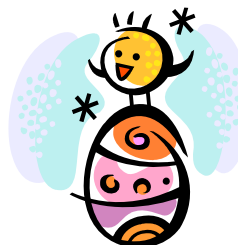
**Repairs/Remodeling.** Some complaints come to the office regarding schedules for completing repairs/remodeling of homes. I also receive complaints about the cleanliness of work areas and the location of contractor equipment (e.g., trailers). Homeowners who submit an improvement plan will be required to provide the Environmental Control Committee with a project schedule, including a completion date for repairs/remodeling. Additionally, homeowners must coordinate with their contractor to ensure that the work site is clean and orderly. Contractor trailers

should not be left behind at the end of the work day or during weekends.

**Deer-feeding Ban.** Many homeowners requested an article in the newsletter regarding the recently adopted city ordinance banning deer feeding. This is a sensitive issue in the neighborhood. However, the impact to safety and the damage that deer cause are quite considerable. For example, the deer have left little undergrowth in the Common Area; as a consequence, there is considerable erosion, especially on sloping terrains. Since last summer, the deer have been eating plants in Association flower beds that were once thought to be deer resistant. I have noticed that the deer are also starting to eat cedar leaves. Homeowners appreciate and enjoy the deer, but the negative impact due to their ever-increasing population is substantial. Please comply with the ordinance and do not feed the deer.



**Jesse Chargualaf**  
CMHOA Manager



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### SPACE PLANNING

- REMODELING? NEW CONSTRUCTION? HELP WITH DESIGNING A FLOOR PLAN THAT OPTIMIZES THE SPACE FOR BOTH FUNCTION AND EYE APPEAL
- BUYING A NEW HOME? MOVING TO A NEW OFFICE? A FLOOR PLAN (ON PAPER) WILL SHOW YOU AND/OR THE MOVERS HOW TO BEST ARRANGE YOUR FURNISHINGS IN THE NEW SPACE.

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## Central Texas Electric Lawnmower Program

Did you know that a gas-powered lawnmower used three times per month emits more harmful pollutants than driving a late-model car every day? You can reduce harmful emissions and ground-level ozone formation by going electric, and you can save up to \$70.00 when you trade in your gas-powered mower for a new cordless electric model. Cordless mowers can cut up to one-third of an acre (14,000 sq ft) on a single charge and they

have the power to cut tall grass.

The Central Texas Electric Lawnmower Program, sponsored by The Center for Maximum Potential Building Systems and Home Depot, will be at the South Austin Home Depot (3600 South IH-35, Woodward St. Exit) on Saturday, March 28th from 8:30 am to 2:00 pm. For more details and to reserve your cordless or corded mower, call Scott at 389-2250 and [www.cmpbs.org/electriclawnmower](http://www.cmpbs.org/electriclawnmower).



# Treating Fire Ants



There are many options to keep fire ants at low levels in your yard. Treatment should be based on what works best for you and your family. Some things to consider are chemical preference (natural vs. synthetic products), how long a product will manage fire ants, product cost and ease of product use.

Broadcast baits are typically broadcasted over the entire yard using a hand held spreader, but some bait formulations can utilize a push spreader so read the label for correct application equipment. Baits come in natural or synthetic formulations and are fairly easy to use since the ants do most of the work. Baits are attractive to fire ants, so the ants seek it out, pick it up and carry it back to the mound to share with others in the colony. Depending on what active ingredient you choose, baits will take

anywhere from a few days to several weeks for you to see results; and results can last from zero days to 8-12 months.

Broadcast granulars are spread over the entire yard using a drop or push spreader. Granulars need to be watered into the soil after they are broadcast. When fire ants excavate the soil to create their mound, they come into contact with the pesticide and die, so broadcast granulars should be put out before mounds begin to pop up in the spring. Granular broadcast treatments usually take several weeks to see results, but results can last from 12-18 months.

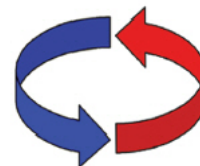
Individual mound treatments come in a variety of formulations such as dusts, liquid, aerosol, granulars and baits. When baits are used as a mound treatment, they should be sprinkled around the outside of the mound, not on top of

the mound. Fire ants do not look for food on top of the mound. Granular mound treatments typically need to be watered in with 1-2 gallons of water; always read the label to see if water is required. Liquid mound treatments are mixed with water before drenching the mound. When using water with a liquid treatment or to water in a granular or dust product, start watering on the outside of the mound and spiral in towards the middle of the mound.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Also, check out [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com) for more information about lawn and garden topics.

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# CMHOA 2008 Crime Statistics



Recently, the 2008 crime report data for CMHOA was downloaded from the Austin Police Department web site. You can access the APD database via the Links page on the CMHOA web site. The crime report data were tabulated and analyzed for trends. There were 36 crimes reported in the CMHOA area during 2008. Overall, this equates to roughly one crime reported for every 10 lots during 2008.

The most frequently reported crimes were burglary of a vehicle and criminal mischief. Nearly 20% of the crimes reported in CMHOA during 2008 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 approximately 17% of the reported crimes. In addition, almost 20% of the reported crimes were of a more serious

nature (e.g., burglary of residence, theft, assault, etc).

CMHOA has continued to strengthen its relationship with the APD Central



APD's David Knutson speaks to members at the 2009 Annual Meeting

West District Command personnel. Senior Police Officer David Knutson presented at the January board meeting and at the Annual Meeting on February 18th. He emphasized the importance of reporting crimes when they occur and when it is appropriate to call 3-1-1 vs. 9-1-1. He also urged particular attention to solicitation crimes and the reporting of suspicious persons in the neighborhood. You can access the Central West District Command on-line and sign-up for crime alerts by going to their newsgroup (<http://groups.yahoo.com/group/centralwestdr/>).

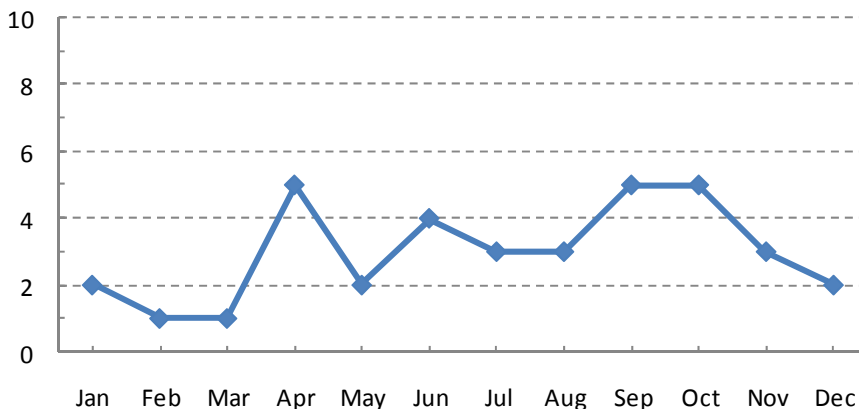
If you would like to provide the Board of Directors with ideas or volunteer to help ensure the safety of our neighborhood, please attend a monthly board meeting or contact the Manager at 451.3884.

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

CRIME TYPE	COUNT
Burglary of a Vehicle	7
Criminal Mischief	6
Theft	3
Harassment	3
Fraud/Other	2
Lost Property	2
Assault by Threat	1
Credit Card Abuse by Forgery	1
Found Property	1
Structure Fire	1
Burglary of a Residence	1
Credit Card Abuse/Other	1
Solicitation Prohibited by City Ordinance	1
Disturbance/Other	1
Terroristic Threat	1
Documented Abuse of Threat	1
Violation of State Law/Other	1
Documented Window Peeping/Residence	1
Family Disturbance	1
<b>TOTAL</b>	<b>36</b>

CRIME LOCATION	COUNT
Twin Valley Drive	7
Lookout Mountain Drive	3
Mount Bonnell Cove	3
Mount Bonnell Road	3
North West Place	3
Westslope Cove	3
Westslope Drive	3
Fern Hollow	2
Lime Stone Circle	2
Lookout Mountain Cove	2
Jessamine Hollow	1
Mount Bonnell Hollow	1
Mountain Villa Cove	1
Mountain Villa Drive	1
Twin Valley Circle	1
<b>TOTAL</b>	<b>36</b>

Incident Reports - by Month



# City Passes Deer-feeding Ban



On February 23, 2009, the City of Austin amended the city code, adding an ordinance to Chapter 10-8 to prohibit the intentional feeding of deer within the city limits. The ordinance will not:

- Prevent deer from entering developed suburban areas
- Reduce the deer population in areas currently experiencing problems
- Prevent deer from foraging on landscape amenities (e.g., trees, grasses, shrubs, etc).

The ordinance defines food as corn, fruit, oats, hay, nuts, wheat, alfalfa, salt blocks, grain, vegetables, and

commercially sold wildlife feed, birdseed or livestock feed. Shrubs, live crops, plants, flowers, vegetation, gardens, trees, and fruit or nuts that have fallen on the ground from trees are excluded food items.

A person who violates the ordinance commits an offense if the person intentionally feeds deer or makes food available for consumption by deer on private or public property within the territorial limits of the city. A person shall be presumed to have intentionally fed deer, or made food available for consumption by deer, if the person places food, or causes food to be placed, on the ground outdoors or on any outdoor platform that stands fewer than five feet above the ground.

An offense under Chapter 10-8 is a Class C misdemeanor punishable as provided in Section 1-1-99 (Offenses; General Penalty) by a fine of not less than \$75 or more than \$125.

The new ordinance will be

complaint-driven and enforced by Austin/Travis County Health and Human Services Department. The Road and Vector Control Program staff within the health department is charged with enforcement and individuals also have the right to file complaints with a municipal court.

Anyone who wishes to make a complaint can call 3-1-1 and you will be forwarded to the appropriate agency. This is not a 9-1-1 call and not a police matter.

The ordinance also calls for the city manager to establish and implement a program to educate the community about the dangers of overpopulation of deer in urban and suburban areas.

For more information about the new ordinance, please contact the Program Deer Feeding Ordinance information line at 512.972.5692 or send an email to [ECHU.service@ci.austin.tx.us](mailto:ECHU.service@ci.austin.tx.us).

## Help Us Welcome New Neighbors!

If you own a business and would like the Welcome Committee to include a gift from you in the Welcome Basket, please contact Jesse at 451.3884 and he will relay the message to Cathie Lockhart and Carol Blanchard. The Welcome Committee is continuing its outreach to local businesses to support new CMHOA homeowners by donating items to the Welcome Baskets. Introductory coupons, samples, or

newcomer offers are great ideas! CMHOA thanks the generous businesses that have donated items to the Welcome Basket:

- Twin Liquors** — [www.twinliquors.com](http://www.twinliquors.com)
- Andrea Allen Interiors** — 512.374.0742
- Remedy Center for Healing Arts** — [www.remedyhealing.com](http://www.remedyhealing.com)
- TicketCity** — [www.ticketcity.com](http://www.ticketcity.com)
- River Ranch Animal**

### Hospital (see ad on page 8)

We encourage CMHOA homeowners to patronize, the businesses that are supporting our community in this way.



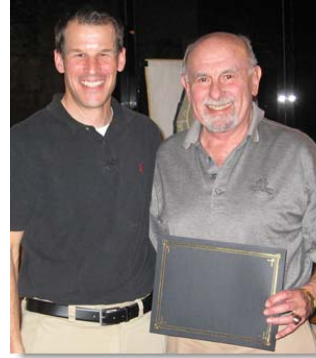
# 2009 Annual Meeting Awards

Nearly 50 homeowners attended the 2009 CMHOA Annual Meeting. Ten members were presented with the President's Award for their efforts on behalf of the Association in 2008. Not pictured here but also similarly honored were Veronica Barrio, Carol Blanchard, Nishi Sarda Goel and Sundeep Goel, Cathie Lockhart, and Debbi Pollock. Kurt Joseph and Andrew Ma were presented with service awards for their work on committees and on the Board of Directors.

Kurt Joseph presented President's Awards to...



Gail and Marc Dully...



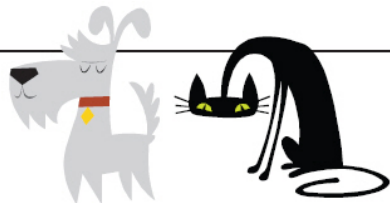
Dick Oppenheimer...



and Jerry Fineg



2008 Board members (from L to R) Richard Schley, Kurt Joseph, John Harrison, Andrew Ma, and Davison Grant.



## Bow **Wow** Meow!!

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CMHOA Communications Committee

**2009 CMHOA  
 Board of Directors**

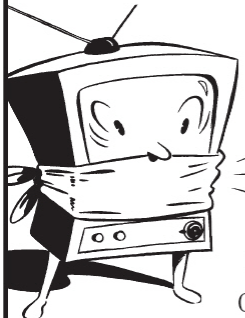
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**Marc Dully**  
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**John Harrison**  
 Vice President

**Richard Oppenheimer**  
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**Davison Grant**  
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**Don't miss the  
 CMHOA Egg Hunt!  
 March 28th at  
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