



# CMHOA Newsletter

AN OFFICIAL PUBLICATION OF CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

VOLUME III, ISSUE NO. I

WINTER 2007

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### 2007 Annual Meeting

## Election of Officers, Bylaws Amendment

The CMHOA 2007 Annual Meeting was held Feb. 21 at the Association Clubhouse. One amendment to the association Bylaws was approved overwhelmingly by the membership, and two, two-year Director terms were filled.

Outgoing Association Board President Dick Oppenheimer presided over the meeting, which ran from 7:00 PM until about 8:45 PM. Forty homeowners attended the meeting, sharing light refreshments and pizza. A total of 153 votes were cast, either in person or by proxy.

The amendment to Association Bylaws was approved by more than 99 percent of voters.

Director candidates selected to serve two-year terms were Kurt Joseph, reelected for his second term, and Andrew Ma. The terms of three current members, Howard Adkins, Laine Jastram, and Curtis Johnson carry over for another year, filling out the five-person Board. President Dick Oppenheimer had earlier announced that he would not be running for a second term.

President Oppenheimer presented a financial report, including a five-year performance comparison and the operating budget for 2007.

Several members received the

President's Award for outstanding volunteer service during 2006, including Anne Adkins, Melissa Brady, Marc Dully, Margie Johnson, Cathie and Bob Lockhart, Kris Murphy, and Tom Thomas.

President Oppenheimer was also presented with a plaque honoring his years of service on the Board.

Subsequent to the close of the Annual Meeting, the new Board approved one-year terms for several members of the Environmental Control Committee. Homeowners Tom Thomas, Ed Gardner, and Jack Lee were appointed to the committee and comprise a quorum. Two additional positions will be filled soon.

### 2007 CMHOA Board of Directors

Howard Adkins,  
President

Kurt Joseph,  
Vice President

Laine Jastram,  
Secretary

Andrew Ma,  
Treasurer

Curtis Johnson,  
Member-At-Large

## Community Involvement is Key for 2007

by Laine Jastram

CMHOA Board members give upwards of 25-30 hours of service every month. CMHOA depends on you to participate in our committees so we can accomplish all that we do. We need community service participants. So this is a request to all of you who would like to give back.

The following are helpful skill sets and qualifications, but certainly no one person would necessarily have all the skills in each category.

Having one or more of these skills would be helpful. And there are some openings that require no skills other than a willingness to help. WE NEED YOU! If you would like to volunteer, please complete the Volunteer Form on

### Special Thanks to the Election Team

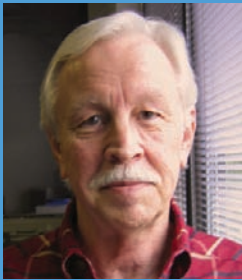
This year, the Board used a new process to oversee all aspects of the election of new directors. Tom Thomas was named Election Judge, and he enlisted the able help of Marc Dully, Jack Otto, and Jim Lloyd.

The process was very professionally handled, from recording proxies to final vote count. A job well done!

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Howard Adkins  
CMHOA President

# President's Report

With a new Board of Directors this year, the efforts of the board will be somewhat altered.

The last two years have seen tremendous change in the operating methods and means of communications for the association — new bookkeeping systems to keep better internal controls, automated dues payments, this newsletter, and a web site that had more than 17,000 pages viewed in 2006. That's a lot of change.

Making sure the new systems and methods work as intended has been challenging. Literally, hundreds of hours were spent last year by board members and many volunteers in setting up, testing, running quality checks, and making sure the new initiatives were in place and being handled by the right people. It's been a bit like trying to tame a tiger without a chair in hand.

The focus this year will emphasize consolidation and refinement of all these initiatives, and a concerted effort to involve more individuals in community affairs and association decision-making through committee participation.

And as you will see in the *Focus* article on page 6, one of the major steps already underway in a review of the association Covenants, Conditions, and Restrictions (CCRs). We'll need to understand and

define a future course of efforts so that we can appropriately study what parts of the CCRs we might want to redefine, add, or delete.

Another important initiative we plan to tackle this term involves the Environmental Control Committee. We will review and redefine the rules and regulations concerning new construction, exterior home changes including landscaping, parking, and a number of other restrictions. We'll do this so we can more uniformly handle restrictions. Like the CCRs review, the ECC review will involve a number of sometimes difficult issues and I hope you will be willing to help by giving us your views. We will be contacting all homeowners in the near future concerning input on these areas.

Finally, I encourage you: take a look around our fine community and consider whether it's time to involve yourself in more ways than driving home and closing the garage door. Talk to your neighbors about our future. And if you don't know your neighbor, walk next door and introduce yourself. This association is filled with interesting, educated, dynamic and talented people. The synergy we can generate together is only one of the reasons why we are all favored by living in the Cat Mountain HOA.

Howard Adkins,  
President

*You can't run.*

*You can't hide.*

*Enjoy the*

*volunteer ride.*

Volunteer service is where "the rubber meets the road". Directors of the Board are called on to oversee the activities of both the Association Manager and all Committees. Non-elected volunteer service comes in several forms.

Committees can be either "standing" or "ad hoc". Standing committees have ongoing

functions. Examples include Environmental Control, Communications, and Social/Activities Committees. Ad hoc committees are formed for a single purpose that, once accomplished, ends the further need of the committee. Examples include the Covenants, Conditions and Restrictions (CCR) Review Committee.

Committees allow members with time and talent to focus on an area of interest without being on the front line. While some committees can have a demanding load (Environmental Control Committee), others can be low activity level.

When you're ready to give back to the community, call volunteer coordinator Laine Jastram at 512.380.0695

# Manager's Corner

Items of interest include:

**Tennis court.** The tennis courts have been broken into several times over the past year. As a result, the built-in gate lock has been wrecked beyond repair. It would cost several hundred dollars to replace the lock, and as a trial, the gates on the tennis court will be locked with a chain and padlock. We'll delay using the new locking setup until March 30 so that tennis players have enough time to obtain a new key.

Please come to the Association office inside the clubhouse to get a new key.

One of the main reasons the tennis courts need to be locked is so that no one uses the courts as a place to use rollerblades, skateboards, bicycles or tricycles. These items do significant damage to the court surface.

**Maintenance Assessment** (homeowner dues). Coupon books were mailed out in mid December last year.

The book contains monthly payment coupons with the appropriate information for processing of your payment by Colonial Bank Association Services in Orlando, Florida.

Some homeowners continue to send payments directly to the clubhouse, and we have to make special deposits of these funds. Please send your payment to Colonial Bank — do not send it to the Association office.

There is also information in the coupon book for several payment options (e.g., authorizing Colonial Bank to make direct withdrawals from your checking account, or coordinating with your bill pay

service provider to send your payment to Colonial Bank in Florida).

In conjunction with the coupon book mailings last December, information regarding the change from \$41.31 to \$43.00 per month was announced in the last newsletter. If you have questions regarding your homeowner dues, please contact me at 512.451.3884.



**Jesse Chargualaf**  
CMHOA Manager

## Cat Mountain Yoga Classes open eyes and minds early!

Each Wednesday morning at 7:30 AM, certified yoga teacher and CMHOA resident Carol Blanchard conducts a yoga class at the Clubhouse.

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](mailto:carolblanchard@austin.rr.com) or 467-8570.

Carol says, "Come join us for the unexpected rewards of yoga in the morning!"

### New Neighbor on Cat Mountain

## Say 'Hi' to Cliff Redd, Geoffrey, and Drake

Cliff Redd never really was content with his first residence after returning to Austin two-and-a-half years ago. It was a nice house and neighborhood, but it just never felt completely like home.

Cliff had little time for house-hunting when he was asked to move to Austin from Plano in the summer of 2004 to become executive director of The Joe R. and Teresa Lozano Long Center for the Performing Arts. The leadership of the Long Center was eager for Cliff to take over development of the planned \$77 million performance center, now being built on the banks of Town Lake.

And Cliff, a 35-year theater veteran and twice previously a resident of Austin, was just as eager to get here. So his home choice was hurried, to say the least.

Cliff is one of those people you never forget. Whether he's asking you for \$50,000 for the Long Center or you run into him as he walks his two Standard Poodles, he makes quite an impression. He's a friendly, hyper-energetic Scotsman — the type of person who's never met a stranger and who fills a room with his personality.

He's on the go constantly from Sunday through Saturday and from morning 'til late in the evening. So when he is home, it needs to be a place that provides the right atmosphere for recharging, with lots of wall space for his art and enough room to welcome son Max Mathes-Redd and Max's fiancée for visits.

Cliff says he's found that place in our Cat Mountain neighborhood. Plenty of hills to challenge him ("I'm a recovering fat person") and the dogs. And comfortable, self-assured people who respect privacy but also reach out, as Laine Jastram did when she stopped by his home on Mountain Villa to deliver a new-neighbor welcome basket.

So don't hesitate to say hi when you see the tall fellow with the two really big dogs around the neighborhood. He doesn't bite, nor do Geoffrey and Drake. And you'll find all three of them enthusiastic to be new residents of Cat Mountain.



**EDITOR'S NOTE:** We'd like to welcome all new neighbors as they move into our area. If we've missed someone, let us know and we'll do our best to make them known and feel at home.

# Service Awards Presented at 2007 Annual Meeting



**2005-2007 President Dick Oppenheimer** was presented a service award in appreciation for his service on a special Landscape Committee (which negotiated significantly lower costs for the Association beginning in 1994), and for Dick's subsequent two years of service as Board President. Oppenheimer chose not to run for reelection in 2007.



*Cathie and Bob Lockhart*



*Tom Thomas*



*Marc Dully*



*Kris Murphy*

**Other 2007 Service Awards** were presented in person to Cathie and Bob Lockhart, Tom Thomas, Marc Dully, and Kristin Murphy. Unable to attend the meeting but also receiving service awards from President Oppenheimer were Anne Adkins, Melissa Brady, and Margie Johnson.

Community Involvement, continued from page 1 ...

our web site, [www.catmountainhoa.com/volunteer\\_form.html](http://www.catmountainhoa.com/volunteer_form.html).

**Environmental Control Committee**

1. An understanding of or ability to read architectural plans
2. Some familiarity with structural engineering
3. Residential home building knowledge
4. Someone with design experience, an interior designer, landscape designer

**Communications Committee**

1. Writers (with and without editorial skills)
2. Computer-based graphic designers
3. Professional Desktop Publishing Skills with access to software and hardware suitable to producing a product similar to our present Newsletter; or,
4. A production artist who can put writing into graphic form
5. A person skilled in uploading information to our web site
6. Neighborhood kids willing to deliver the quarterly newsletter (there will be a small stipend involved for those kids who participate)
7. People willing to gather missing data from our homeowner contact list (phone numbers and e-mail addresses)
8. People willing to work on preparing a survey for the HOA members.
9. People willing to get involved in a focus group to research community emergency preparedness

**Social/Activities Committee**

1. Participants with ideas who will help get those ideas off the ground
2. Participants who will help with planning activities

3. Participants who will help with set up and break down on the day of activities
4. Participants who will "work" the activity
5. Participants who will solicit door prizes and raffle prizes from local businesses for these events

**Reserve Committee**

1. Person with financial planning or analysis experience

**Welcome Committee**

1. People willing to solicit local businesses for items for the welcome basket as well as advertising for the Newsletter
2. People willing to pick up fresh items the same day the basket is to be delivered
3. People willing to replenish items for the welcome baskets from local businesses when supplies run low



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- No. 1** – XL Cheese Pizza, Dinner Pasta, and a Large House Salad      **\$20**
- 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

Thurs.: **\$7.99** Grande Cheese Pizza

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

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# Focus: Cat Mountain CCR Amendments

Next year, for the first time in twenty-five years, the membership of the Cat Mountain Homeowners Association will be able to amend the CCRs (Conditions, Covenants, and Restrictions) of the association.

the Environmental Control Committee, currently a five-homeowner committee appointed by the Board of Directors at the beginning of each term.

It is no easy task to amend these documents, and if they are not successfully amended, they will automatically be extended for another decade, until 2018, and will renew every 10 years thereafter. Any amendment offered must be approved by 75 percent of the owners of the lots in the association by recording of owner signatures on a document of approval (see specifics, below).

All new buyers of property must be notified of these restrictions before any sale of property can take place. **You can find a complete copy of the CCRs in your home closing documents packet, or on the CMHOA web site, [www.catmountainhoa.com](http://www.catmountainhoa.com).**

With 355 parcels in the CMHOA, passage of any amendment will require 266 signatures, and this will need an all-out effort from volunteers and homeowners to gather the votes.

A committee has been appointed by the board to review both these restrictions and the association's Bylaws. The committee is chaired by 20-year resident Jack Otto. He and his group will complete a review of the CCRs and recommend any amendments that might be needed to the Board, and they will likely offer them to the membership in October 2008, the first opportunity according to this binding document filed when the subdivision was first created in 1983.

We will discuss specifics for possible amendment in coming issues. In the meantime, if you have questions, comments, suggestions, or want to volunteer to work on this opportunity, contact Jack Otto through the association web site, [www.catmountainhoa.com/ccrreview.html](http://www.catmountainhoa.com/ccrreview.html), or call Jesse at 451.3884.

**CCRs:** *Deed restrictions governing the use of real estate, usually enforced by a homeowners' association and must be passed on to the new purchasers of property. For example, CCRs may tell you where your house can be sited, allowable exterior modifications or repair of your home, landscaping your yard, parking restrictions, allowable use of common areas, and a number of other concerns which ultimately relate to preservation of property values.*

The CCRs govern the use of all property including both home sites and all common property in the association. These rules, sometimes referred to as "deed restrictions," are enforced by

**CMHOA**  
**Conditions,**  
**Covenants, and**  
**Restrictions**

## Article XIV

### Section 4. Duration and Amendment.

All of the restrictions set forth herein shall continue and be binding for a period of twenty-five (25) years from the date of this instrument and shall automatically be extended thereafter for successive periods of then (10) years; provided, however, that the Owners of three-fourths (3/4) of

the Lots may at the end of such twenty-five (25) year term or at the end of any successive ten (10) year period thereafter, by a written instrument signed by all of such Persons, vacate or modify all or any part of this Declaration, During the initial twenty-five (25) year period of a vacation or modification hereof shall be effective if a written instrument be signed by ninety percent (90%)

of the Owners of the Lots Any such violation or modification shall be filed of record in the Travis County Deed Records promptly when executed. In order for any such amendment to be effective as to holders of any lien on any Lot, such amendment must be executed by at least fifty percent (50%) of all holders of lien of the type specified in Article V, Section 8.

## Hey Kids, Parents, and Grandparents!

Please join us for the CMHOA **Egg Hunt**, which will be held on **Saturday, March 31st** 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 31st. Don't miss this chance to meet other families and

**have some fun!**  
in our neighborhood!



Saturday, March 31st, 1:00pm

Don't Miss the Egg Hunt!



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6007 Mt. Bonnell Road  
Austin, TX 78731

Phone: 512.451.3884  
Fax: 512.451.3884  
E-mail: [cmhoa@sbcglobal.net](mailto:cmhoa@sbcglobal.net)

CMHOA Communications Committee

[www.catmountainhoa.com](http://www.catmountainhoa.com)

### 2007 CMHOA Board of Directors

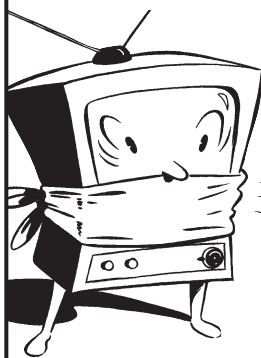
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President

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Vice President

Laine Jastram  
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Andrew Ma  
Treasurer

Curtis Johnson  
Member-At-Large



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Contact Laine Jastram at 380.0695.

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