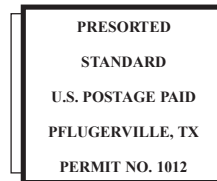




ADDRESS SERVICE REQUESTED



Calendar of Events

July
Free Music in the Park-
Pfluger Park 7-9PM
14, 28 City Council

August
3rd SOA Board Mtg
11, 25 City Council

September
1st SOA Board Mtg
8, 15 City Council

October
6th Natl. Night Out
6th SOA Board Mtg
13, 27 City Council

National Night Out 2009

Date: 10/6/09 7-10pm
Neighborhood Party in the Springbrook Park
An evening of family fun and getting re-acquainted with your neighbors and local safety officials.
Help strengthen law enforcement/citizen contact and cooperation will make our community a safer place to live
*Turn on Your Lights *Be Aware *Speak Up *Keep Watch in our Neighborhood

Pflugerville Transportation Update

(<http://www.pfdevelopment.com/www/docs/105.27/transportation> for more info)
1. Pecan Street -Widen to six lanes and four lanes from FM 685 to SH 130- Under Construction, due to be completed in August 2009
2.Pflugerville Parkway West Widen to four lanes from Great Basin Ave. to Greenlawn Blvd.-Under Construction, due to be completed in December 2010
3.Wells Branch Parkway West -Construct new four lane, divided road and connect existing segments of Wells Branch Parkway from Tudor House Rd to Heatherwilde Blvd.-Under Construction, due to be completed in June 2009
4. SH 45 On and Off Ramps at Heatherwilde Blvd. -Construct on and off ramps at SH 45 and Heatherwilde Blvd. North -Completed

NEW Stricter Yard Maintenance Policy

The SOA Board has instituted an immediate change to the Deed Restriction Violation policy as it pertains to yard maintenance 4.20. When a drive through notes a yard needing mowed, edged and/or weeded a 7 day notice will be sent. Should the yard not be cleaned up within 7 days the resident will receive a \$50 fine and the SOA will have a contractor clean up the yard. (Details inside...)

P.O. Box 2505
Pflugerville, TX 78691
Vmail/FAX (866)671-8269
email: office@springbrookhoa.com

Summer 2009

Deed Violation- Yards!

In an effort to clean up the appearance of our neighborhood the Springbrook Board of Directors has instituted the following new policy effective immediately:

Residents with front yards in violation of deed restriction 4.20 will be given a 7 day notice to bring the yard into compliance. If after 7 calendar days the property has not been cleaned up the HOA will have a contractor clean up property and will charge the resident \$50.00.

A yard in violation of Section 4.20 has one or more of the following:

- a. Grass more than 6 inches tall over all or a portion of the front lawn
- b. Weeds more than 6 inches tall over all or a portion of the front lawn
- c. grass and/or weeds edging into the sidewalk, driveway, or over the curb

The contractor will be sent to mow and edge property. It is **YOUR** responsibility to come into compliance please email office@springbrookhoa.com or call 866/671-8269 if you have questions.

Our goal is not to harass you but to make the neighborhood a clean and pleasant place to live and, of course, to keep those property values up.

Property Values

Let's have a candid discussion about property value. As you probably know, the value of a home is not what you paid for it, it's not how much money you put into it, and it certainly isn't what the tax appraisal district thinks it is worth. Value for a home is defined as the amount that a buyer is willing to pay for it. It's that simple. As most of you know, the three main components to value in a buyer's eyes are price, location, and condition.

Springbrook is actually in a fairly nice location; as we see the city growing up around us, we have easy access to major arteries and shopping, without actually having them in our backyard so to speak. So, price and condition will be the main components for our residents to focus on. When you get right down to it, condition dictates the price. As a Realtor myself, and after many discussions with other Realtors about what actually defines "condition" some basic generalities can be made.

Condition can apply to both the house and the neighborhood. Did you know that buyers will frequently decide they are NOT going to buy a house from the curb, before they ever go in? They will only make the decision to buy the house once they've actually crossed the threshold and like what they see when they get inside. So, the first and often biggest hurdle is to get the buyer to come into the home. Buyers begin to form their impressions about whether the neighborhood is right for them when they first turn into the neighborhood. Every corner they turn, and every house they pass helps to cement that impression.

Summer Home Security Tips

Here are some excellent home security tips from a number of different sources:

- Lock garage doors when leaving your home.
- Insert a dowel or pin to secure sliding glass doors to prevent the door from being shoved aside or lifted off the track.
- Keep shrubs and bushes trimmed so there is no place for someone to hide.
- Keep outdoor lights on in the evening whether someone is at home or not. Alternatively, use a motion-sensitive lighting system.
- When away from home, have mail and newspaper deliveries stopped or make arrangements for a neighbor to pick them up.
- Use at least two light timers in your home when you are away.
- Notify a neighbor when you will be away for an extended time.
- Mark valuable items (electronics, etc.) with your driver's license number.
- Keep an up-to-date home inventory record, including photos, somewhere other than in the house.
- Instead of keeping a spare key in a mailbox, under the doormat, or on a nail behind the garage, wrap the key in foil — or put it in a 35mm film can — and bury it where you can easily find it if you need it.
- Don't leave notes for service people or family members on the door. These act as a welcome mat for a burglar.
- If the entrances to your home are dark, consider installing lighting with an infrared detector. Most thieves don't want to be observed trying to get in a door.
- Talk to your neighbors about any suspicious people or strange cars you notice lurking about.
- Trees located near windows or shrubbery that might shield a burglar from view can be major flaws in your home-protection plan. Keep landscaping trimmed to reduce hiding opportunities
- Ask for credentials from any sales-person who requests entry to your home. Ask that their ID be pushed under the door. Many professional burglars use this cover to check out homes. If you're doubtful, check with the person's office before letting him or her in.
- Do not list your full name on your mailbox or your entry in the telephone book. Use only your initial and your last name.
- If someone comes to your door asking to use the phone to call a mechanic or the police, keep the door locked and make the call yourself.
- Dogs are good deterrents to burglars. Even a small, noisy dog can be effective — burglars do not like to have attention drawn to their presence. Be aware, however, that trained guard dogs do not make good pets. Obedience training and attack training are entirely different, and only the former is appropriate for a house pet.

QUESTIONS about Anything Springbrook?

For Dues - email dues@springbrookhoa.com
For Deed Violations, HOA books & general questions
- email office@springbrookhoa.com

Voicemail: 866-671-8269
Check out the website www.springbrookhoa.com



Beat The Heat Springbrook

Spring and summer in Texas are almost synonymous – with heat. The six-month-long heat wave often leaves many Lone Star State residents and visitors looking for ways to cool off. Of course, the best way to beat the heat is to find a place to get wet.

Luckily, Central Texas offers plenty of [watersports](#) which afford ample opportunity to get relief from the sweltering sun. Among the favorite warm weather enticements in Texas are the myriad of ‘[swimming holes](#)’ that dot the landscape of the state. Some of the more popular natural swimming spots include [Garner State Park off the Frio River](#) (West of San Antonio) and [Barton Springs Pool](#) (where for just a \$3 entrance fee you can enjoy the naturally cool spring fed waters). Another favorite Texas watersport is [tubing the Guadalupe or Comal Rivers](#). From late spring through the end of summer, the cool waters of the Guadalupe and other [Hill Country](#) rivers will be filled with tubers, rafter, canoers, kayakers and swimmers, all looking to beat the heat.

And, of course, like elsewhere in the country, plenty of people in Texas will be heading to waterparks this summer. Water-based [theme parks](#) such as [Schlitterbahn](#), and the [Lost Lagoon at SeaWorld](#) will certainly be fun places to get wet and cool down as the temperatures continue to rise. A little closer to home you will find Metzger Pool off Hutto Rd or Gilleland Pool in Pflugerville. These are wonderful ways to cool off in the water and have fun this summer..

So, although spring feels like summer in Texas – and summer feels like something hotter than we care to think about – there are plenty of fun and cool ways to beat the Texas heat. All you need is a willingness to get wet. So, get out of the house and explore.....but be sure to stay hydrated....take along your water, and drink it..

Another option is to visit Innerspace Caverns in Georgetown [www.innerspace.com](#). It is a great way to beat the TEXAS heat and to learn something about the ground below our feet. It is definitely an awesome sight to see. The best part is the temperature, can you believe the temperature is about 70 degrees inside...year round. The guided tours are very informative and the caverns just wonderful.

Or, Austin Children’s Museum off Colorado St downtown. The museum creates innovative learning experiences for children and families that equip and inspire the next generation of creative problem solvers. It is a wonderful place for children (of all ages) to play and explore, to become more creative, more inventive, and more competent.

Or, Located on the western edge of Zilker Park, the Austin Nature & Science Center is dedicated to the exploration of the natural world. When you come by for a visit you will be able to meet a coyote and red-tailed hawk in our Wildlife Exhibits. You can follow the path of Texas fossil hunters and un-cover evidence of pre-historic life in the Dino Pit. You can explore natural science specimens and add to your own collection through the Naturalist Workshop and Trade Counter.

Or, Twenty-eight miles south of Austin, located on the Balcones Fault, a fracture in the earth’s crust formed the San Marcos springs and river millions of years ago. The amazing San Marcos Springs discharge 150-300 million gallons of water daily. Today Aquarena Center is an environmental learning center dedicated to protecting, conserving and educating the public on the important role that water plays in everyone’s daily life. Glass Bottom boats tour Spring Lake allowing visitors to view this critical habitat, the fault line and springs.

Property Values, contd.

That leads us into a discussion about “buyer appeal.” What appeals to a buyer? An overwhelming majority of buyers want a neighborhood that is clean, with well-maintained yards and homes, and streets that aren’t too crowded. *Lawns with tall grass and weeds, trailers, excessive vehicles on the street, oil stains on the driveway, trash cans out on display, debris in yards or trash in the gutters, homes in disrepair, broken garage doors, etc, are all examples of neighborhood conditions that are not conducive to buyer appeal, and have a devastating on property values.*

Why am I bringing up these specific conditions? These items also happen to be the main deed restriction violations that Springbrook experiences; they are the very items that our management company continues to see on nearly each and every drive through. Through stricter enforcement over the last couple of years we have made tremendous progress at curbing these types of violations, and we thank each and every one of our residents who have gone the extra distance to see to it the front of their house is in compliance. However, we have a long way to go. Our goal is to completely eliminate the violations and the only way we can do that is with the compliance of each and every resident. Everyone reading this right now, should walk out their front door and take a good hard look at the exterior view of your home. How’s the edging and mowing? Is the yard clear of excess debris? How are the window screens? Is the trash can out of sight? Is the siding clean? These are items that every resident has complete control over in ensuring that our neighborhood looks its best. We all have a personal responsibility to maintain our homes and yards, and if everyone takes that responsibility seriously, we will start to see real progress in raising the overall property values of all of the homes in the neighborhood.

I assure you that your current Board of Directors takes that responsibility very seriously, and are committed to eliminating those, and other violations. Our overall goal is to make Springbrook the best neighborhood in Pflugerville, a highly desired neighborhood in which to raise a family, and a community where residents know their neighbors. We are asking our neighbors to take an active role in their community, and an active role in raising their own property values, which will in turn have a positive effect on the value of the homes around them.

One of the recent changes the board has approved is the notification and fines process in the maintenance of yards as detailed in this newsletter. We are going to request faster compliance, and we are going to be proactive in ensuring yard maintenance in the event that a resident is unwilling or unable to take care of it themselves. We are committed to raising YOUR property values and our own. Please visit the [www.springbrookhoa.com](#) for updates to the changes in the process for yard maintenance.

-Tracy Brister, Resident and Vice President of Springbrook Owner’s Assoc.

Park Reopening

Springbrook recently held a grand re-opening to celebrate the recent improvements at the Springbrook park, and what fun we had! Even the weather cooperated and provided a nice welcome break from the intense heat we've had! We had a live band, a water slide, games of football, Frisbee, and some great hamburgers and hot dogs cooked by our very own HOA President, Joe Grimm and resident Keith Pack. Our hearty thanks go out to all of the residents who attended. At one point we counted over 120 attendees, which was a really nice turnout. We sincerely hope that everyone appreciated and enjoyed the recent improvements in the park, some of which include a 25x50 covered pavilion, equipped with lights, electricity and benches, new trash cans, new picnic tables, landscaping and a sprinkler system and nice Bermuda grass. Now our children (and pets) can run and play without dealing with stickers and weeds! Other improvements included replacement of the perimeter of the playscape with a more permanent cement edging, repairs made to the playscape, and new swings installed. We also built a backstop and baseball/softball field, and installed soccer nets. Last, but certainly not least, was the extension of our granite walking path to both loop around the entire park as well as a playscape/pavillon loop. We have long wanted to offer Springbrook residents an extended area to walk for fitness or socialization, and originally planned to put in the outer track. Several residents provided input that parents with children might want to stay closer to the play ground. The board appreciated the extra perspective and decided to incorporate an inner track as well so now residents have a choice. Look for the signs along the path that provide information regarding distances of each track. We have other improvements planned and will begin to incorporate them as funds are available. One item that we are discussing as a possible improvement in the near future is to be able to offer monthly "Movies in the Park" so look for news on that in the coming months. We'd love to hear your thoughts, comments, concerns, or suggestions on these and any other possible park projects. Thanks again to everyone who attended and made this a really fun event.

-Tracy Brister, Vice President Springbrook Owners Association

Springbrook's park is 4 acres located off Heatherwilde Blvd between Worley Dr and Wilke Ridge Ln. Parking lot entrance is on Wilke Ridge Ln
Should you wish to reserve the Park Pavilion please email office@springbrookhoa.com or go www.springbrookhoa.com for the reservation form.

