



BALCONES WOODS NEWSLETTER

Balcones Woods Club, Inc. * 11204 Alhambra* Austin, TX 78759

January 2008

Web site: www.balconeswoods.org * E-mail: newsletter@balconeswoods.org

UPCOMING EVENTS

Tuesday, January 22nd, 7 pm:

Balcones Woods

Homeowners Association

Annual Meeting

Davis Elementary

5214 Duval Rd.

Tuesday, February 12th, 7 pm:

Northwest Area Commander's Forum

Tuesday, February 12th:

Book Club Meeting

If you have an event you would like listed in the newsletter, please send the information to: newsletter@balconeswoods.org.

The newsletter is published quarterly, with additional issues as needed based on amount of material received.

Homeowners Annual Meeting

Come and Vote!

Yes, it is important that YOU attend!

Hopefully, you received your letter in the mail and have already marked your calendars. If not, now is the time to do so!



This is the once yearly meeting where the new Budget for 2008 will be presented.

Also: Two new Board of Directors members will be elected.

**DRIVERS:
PLEASE
SLOW DOWN!**

The speed at which people are flying down our streets is scary. Drivers of ALL ages (That means you, too, Mom and Dad!!!) need to demonstrate respect for the law and each other by traveling safely in our neighborhood.

The four candidates have each submitted a short letter of introduction which is published (in random order) on the following two pages.



See you at Davis Elementary, 5214 Duval Road, at 7 pm!

JEFF CROZIER

4505 Malaga

Hello, my name is Jeff Crozier and I am running for the Board of Directors of the Balcones Woods Neighborhood Association. My family and I have lived in this neighborhood for 5 years and have been involved with many of the neighborhood activities since we moved here. My wife Cheri' helped re-form the Women's Club a few years ago and also helped start the Lawn Chair brigade that I know y'all enjoy at the Fourth of July Parade. My son Bob is a 9th grader this year at Anderson and he is a proud member of the Blue Wave swim team. As for me, I have been on the Operating Committee for 4 years. I was Chairman of the Covenants Committee for two years and then for the past two years I have been the Vice President.

If elected, I bring no hidden agenda to the Board but I do have two immediate goals. First, I would ensure that this neighborhood association continues to run smoothly and ensure that this continues to be a great place to live. Secondly, I would work to ensure that there is a level of transparency with the board and that information affecting the neighborhood continues to reach the residents.

I am currently the Executive Director of the Rural Rental Housing Association of Texas, a trade association made up of 800 members who build, develop and own housing in rural Texas. Prior to taking this position, I was on the board for over 10 years so I am familiar with the functions of a Board of Directors and how they should operate.

I love this neighborhood, I do want to be on the Board of Directors and I would really appreciate your vote.

VOTE TUESDAY, JANUARY 22ND!

JENS HESSE

4303 Andalusia

Hello Balcones Woods neighbors, my name is Jens Hesse, and I am running for the first time for the HOA Board of Directors. Our family of four only moved to Balcones Woods in 2006, but from day one we have enjoyed living and felt at home here.

I firmly believe that a community is only as strong as the involvement and commitment of its members, and I view serving on the HOA Board as a great opportunity to contribute and give back to our neighborhood.

Through professional affiliation, I have served in recent years in various leadership roles coordinating fundraising campaigns and organizing community events. As the area surrounding Balcones Woods continues to develop and grow in ways that will impact us all, we will collectively need to take the right decisions to retain and increase the attractiveness of our neighborhood.

If elected, I will bring to bear both my professional background and experience in community involvement to ensure that Balcones Woods remains a great home for all of us.

SHERI COWAN

11004 Alhambra

I have resided in Austin for 29 years and moved from a Central Austin home to Balcones Woods in Feb. 2005. My professional career is comprised of over 24 years in Real Estate lending and Banking. I have not served on the Balcones Woods Association, however, I have served on several Condominium Board Associations in Austin.

The purchase of a home represents the largest investment most people will ever make during their lives. Well maintained and great looking communities typically result in greater appreciation in property values. The quality of management can dramatically impact the quality of life for the residents and the appreciation of their property values. Protecting and enhancing the property values of our neighborhood is one of the primary purposes of a community association. As a member of the Board, I promise to serve every resident with individual attention and integrity, but also to protect the value of the homes in our community.

VOTE TUESDAY, JANUARY 22ND!

RICK L'AMIE

11300 Calle Verde

When we were looking for a house five years ago upon being transferred to Austin, our realtor, Wes Wolters, told us Balcones Woods was a special place. He thought we'd really love it here. I didn't get it at first. Driving down the tree-lined streets and modest homes with nice lawns, it wasn't immediately clear why this neighborhood would be more special than the many other beautiful neighborhoods in Austin. But it is.

We found that out when we met more friendly neighbors in our first three months here than we knew in six years in our neighborhood in Arlington, Texas. We love it here, and so do our kids. We can't imagine living anywhere else in Austin.

Now, I would like to give something back to this community by serving on the Board. I have been privileged to support the swim team as the announcer for the past several seasons, and I currently serve on a special committee to help preserve the green space along Calle Verde Drive. I serve on the Austin YMCA Program Services Board of Managers and have done a great deal of work in the community and with the City of Austin in my role at Capital Metro.

I believe Northwest Austin is at a crossroads. With the Domain's continued expansion and the North Burnet/Gateway Master Plan well underway, it will be important to preserve our neighborhood's unique character as a great place to live. The heartbeat of our neighborhood, the Pool and Commons area is in need of an updated amenities center. I believe we can find an affordable solution that will serve future generations well. I look forward to the possibility of serving.

Excluding Pests from Your Home

With the weather turning cooler, many creatures will try to move indoors where temperatures are nice and cozy. With some simple tools and a thorough inspection, you can help reduce the number of pests that enter your home this winter.

Inside your home, look around doors and windows during the day. If you see daylight, then there isn't a good seal around the door and/ or window. Inspect the attic for holes that may have been chewed by rodents or other small mammals to access the structure. Also, make sure that all attic vents are covered with stainless steel screening to block animals from entering. Outside, the perimeter of the home should be inspected for cracks and crevices in the foundation. Look at pipe and wire penetrations into the structure to see if they should be sealed.

Common ways to exclude pests from your home:

- Trim back trees and shrubs that touch or overhang the home
- Seal pipe & wire penetrations with steel wool ,caulk or expanding foam
- Replace weather stripping around doors and windows if there is not a good seal
- Repair any window screens with holes
- For homes with brick or stone facades, stuff weep holes with steel wool* or copper mesh
*steel wool will rust if it gets wet, so do not use on light colored façade
- Inspect all furniture, boxes and bags for pests before carrying them into the home
- Inspect all plants for insect pests before bringing them into the home
- Do not store firewood inside the home or up against the outside walls
- Use sheet metal, hardware cloth or steel wool to seal any areas where animals have chewed to enter the home**

**make sure animal is not in home or you'll seal it inside!



For more information or help with identification, contact Wizzie Brown, Texas Cooperative Extension Program Specialist at 512.854.9600.

BW Kids Classifieds

My name is Eric Price, I am 16 years old and very responsible. I will babysit kids of any age and will even take care of your pets if needed to. I am also available to take care of your pets while you are away. This includes walking, feeding, and anything else that your pet requires. I can also take in your mail and newspapers.

If interested please call 346-8342 or 203-2958

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Amanda's Sitting Service

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Call Amanda Roam at 241-1380.

Austin's Sitting Services

- Pet Sitting
- Plant Sitting
- House Sitting

Call Austin 345-8416

Cordova teenager looking for lawnwork. Will mow, edge, and rake. Call Chad for pricing and scheduling at 346-6465.

My name is David Geyer, a responsible 13 year old. My brother Marshall and I have started Geyer Neighborhood Services. You can hire us either by e-mail, which is:

housesittingcentral@yahoo.com, or you can call us at 512-372-9575.

Editor's note: If you are 18 or under and would like to post a free ad, please e-mail us at newsletter@balconeswoods.org or call 794-8962. Because space is limited, we reserve the right to edit and will run ads on a first-come, first-serve basis. Thanks!

CRIME WATCH NEWS:

1. The holidays are over but we still need to be cautious. Lately senior females are being targeted, and their wallets or entire purse are being stolen. This is occurring in grocery stores, i.e. HEB and Randall's. You are asked to always keep your purse or bag close to you and never leave them exposed and unattended. It's easy to get distracted especially shopping and always be aware of your surroundings. In truth this can happen to anyone. So be safe and be aware.

2. Recently, several SUV rear windows in our neighborhood have been targeted for vandalism (as in blown to bits, perhaps with a BB gun). Police recommend parking SUVs either in the garage or facing the street in the driveway to limit risk.

Mark your calendars for next month!

Commander's Forum
 Tuesday, February 12th
 @ The North Substation
 (12425 Lamplight Village)
 7:00 pm



This is a great opportunity to meet and visit with local law enforcement.

Remember:
 "A community united can accomplish great things."

NEW CLUB FORMED!

A neighborhood wine-tasting group has formed. An organizational meeting was held in November, and we decided to meet on the second Friday of each month at neighborhood homes. Tastings will focus on wine from a specific country or region. Each person is encouraged to bring either a wine or food reflecting the selected area. If you are interested in attending, please call or e-mail Virginia Hamilton, 569-1824, vahamilton@juno.com.



BOOK CLUB

February 12th
Digging to America
 Anne Tyler

For more information and directions to the locations, email Sheri Radomsky at sheriradomsky@hotmail.com or call at 963-6819.

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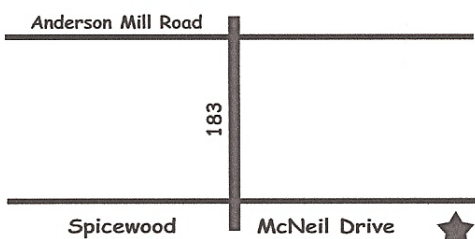
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FICF, LUTCF
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THANKS TO SANTA'S HELPERS!

Santa came to visit Balcones Woods children on a misty Saturday in early December. The children had fun sitting on Santa's lap and sharing their lists with him. They then enjoyed wonderful cookies made by our neighbors. We would like to thank the following people who helped make this a great neighborhood event:

Tara Whitmore, Jennifer Easter, Christy Milam, Birgit Hesse, Shelley Reed, Liz Boyce, Julie and Patrick Flores, Elaine Heinke-Hennig and Bill Hennig, Grant Hennig, Allison and Scott Dady, Jamie Hogan, Becky White, Karen Skowronski, Erin Canedo, Cheri and Jeff Crozier, Kelly and Tina Folts, Byrant Hill and Sara Pedersen.

We hope everyone had a great holiday and we can't wait until the Easter Bunny comes for his/her visit!



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Energy prices are on the rise. Check out YOUR home for possible areas to improve efficiency and keep your bills lower this year. The following are from the Austin Energy web site:

Power Saver™ Program Energy Efficiency Tips

- 1. Clean or replace filters at least once a month.** Dirty filters make your system work harder and run longer than necessary. They also encourage the buildup of mold and mildew, making cleaning more difficult.
- 2. Shade outside air conditioning units.** A/C units shaded by trees or other means work more efficiently and use up to 10% less electricity.
- 3. Clean your AC's condenser/evaporator coils at the beginning of the season.** Clean coils lower your energy costs, extend the unit's life and provide cleaner air for you to breathe. The fin coils on the outside AC unit can be washed with a hose. Coils on inside units may be difficult to get to and may require a trained technician.
- 4. Keep debris and high grass away from the condenser.** These obstacles block the airflow to the unit. Blockage makes the condenser work harder and run longer.
- 5. Set your thermostat at 78 in the summer and 68 in the winter.** Each degree cooler or warmer will increase your energy use by 6 to 8%. For instance, setting your thermostat at 72 in the summer could increase energy use by up to 40%. One of the best ways to save energy dollars is to use less air conditioning and heating.
- 6. If you have central air conditioning, do not close vents in unused rooms.** This could increase pressure and cause leaks in your ducts. This does not apply to homes or apartments with window units where closing off unused rooms will reduce cooling costs and increase comfort.
- 7. Consider new high efficiency air conditioners and heat pumps.** They use up to 40% less electricity than older models for the same amount of running time.

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Patrick H. Easter, Owner/Mortgage Banker
Balcones Woods resident for 8 years

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Patrick H. Easter
Owner/Broker
Balcones Woods Resident

There is a reason my family and I choose to live in Balcones Woods.

With our incredible neighbors and perfect location, we have a true gem of a neighborhood. It would be an honor to assist you or anyone you know in their next real estate transaction.

Get the Rabbit Habit, and call Easter Realtors today!

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