

AROUND THE BEND

January 2004
Volume XIX, Issue 2

Inside this Issue

1

-Vote for Your Neighborhood Marker Design!

2

-Interested in Voting on the Neighborhood Marker?

-Update on the Hike and Bike Trail

3

-Meet Our New Board Member

-Message from the President

4

-Happenings in Our Neighborhood

-The Annual Hudson Bend Area Trash Clean Up

-The Annual Neighborhood Picnic - June 2003

-continuation of articles on page 4

5

For Your Information
A Thank You...

6

Inserts:

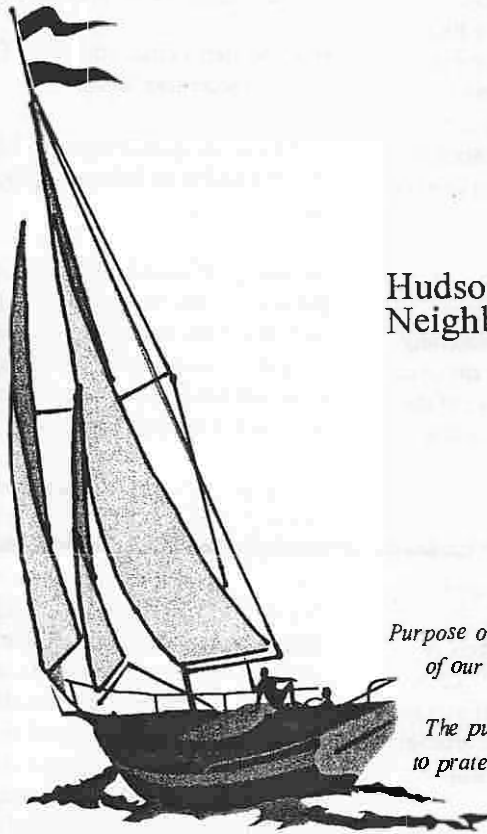
-Design A

-Design B

-Ballot

-Ballot Envelope

Editor: Patricia King Sigg



Hudson Bend Colony Neighborhood Association

Purpose of HBCNA, as taken from Article II of our Bylaws:

The purpose of the Association shall be to protect and promote the quality of life and the value of property in our neighborhood.

Vote for Your Neighborhood Marker Design!

By Marilyn Sitzman, Treasurer/Chair

Discussions and planning for a Hudson Bend Colony entrance marker have been in progress for many years and now you have an opportunity to vote on the marker that is anticipated to be constructed in 2004. The board members evaluated many options and are pleased to present two excellent designs that we feel

compliment the natural beauty of the Hudson Bend Peninsula. Each of the two designs is planned to be very low maintenance and will include only native or xeriscape plants. We think each of the proposed designs has special qualities and either of these designs would be a proud addition to our neighborhood. We appreciate your

help in making this difficult decision among two great choices.

The proposed marker location is on the northeast corner of the intersection of Hudson Bend Road and Pool Canyon Road. Proceeding down Hudson Bend Road from 620, it will be located on your right just after passing Pool Canyon Road to the right of the "SPEED LIMIT 30" sign. The marker designs are sized for visibility from the intersection to this recessed location. This location has visibility for a long distance and the dark background of trees will highlight the light limestone marker. The board is pursuing the required permits, which will assure proper placement for safety and to avoid interference with easements.

Money was dedicated toward a neighborhood marker construction many years ago and has been accruing interest in a CD, which is now mature. This CD will cover the majority of the cost of either of the two designs that have been proposed.

Since the selected marker will be a landmark in our neighborhood for many years, please consider the enclosed designs carefully and mail in your ballot along with any suggestions or comments before February 2nd. Only HBCNA members can vote. If you are not yet a member, see the next article regarding a mid-year membership opportunity.

Interested in Voting on the Neighborhood Marker?

By Carol Bubak, President

The HBCNA would like to offer a membership at the reduced rate of \$20.00. I'd like to make it clear that the reduced membership is a one time only special offer to encourage new members and former members to participate in voting on the neighborhood marker and other events for the rest of our annual year which ends in June. It would be unfair to those who paid the \$40 annual membership to offer a

reduced \$20 membership again. So please take this opportunity to vote on the marker and see what else your neighborhood association has to offer. Welcome new members!

Update on the Hudson Bend Hike and Bike Trail

By Gary Paisley, Vice-President/Chair

Hudson Bend Hike and Bike Trail Status, December 2003

The Hudson Bend Hike and Bike Trail is alive and at an interesting point in the development.

To date, we have hiked significant portions of the trail, and have gathered verbal commitments from several property owners for grant of easements; however we have hit a not unexpected snag in the overall process.

Perhaps you will recall the verbal commitment from Pam Benson, previous owner of the Armadillo and Hudson Bend RV Park, for a easement dedication to the hike and bike trail. This property has changed hands, and without having a legal document granting the easement. Yes, this is Texas, and a person's word is worth something, but a real estate attorney friend of mine, did advise that in order for an easement to be properly granted, a reasonable description of the easement must be made, e.g. surveyed, a legal document drawn up, signed and registered at the court house. All of which costs money for legal and surveying fees, not to mention one other critical factor, which is - to whom or what entity is the easement granted?

A few weeks ago, David Steed, a director on the Water Control and Improvement District 17 board, called me, and reminded me that the Water District was looking for ideas to pursue their role in establishing a master parks plan for their area of coverage, and that I should contact Deborah Gernes, the General Manager of WCID 17, and

discuss with her the planning that has gone on with the Hike and Bike Trail. We had a productive meeting, the outcome being to put the current hike and bike trail as a major component in the master parks plan. At the last WCID 17 meeting Nov 19 board members voted to support the hike and bike trail. As to exactly what this support amounts to is still unclear at this time, but to me it is clear that:

A) The proposal to obtain Trail grants money needs to be sponsored by a governmental agency. WCID 17 can and will do this. I think we all recognize that some minimal amount of money needs to be spent up front in order to obtain grant money.

B) Hike and Bike Trail easements will need to be granted to some legal, permanent entity. WCID 17 can fulfill this role.

C) Easements need to be surveyed, and legally granted. WCID 17 has both legal and surveying resources.

D) Maintenance. I think we need to recognize that however careful and low maintenance we design and construct to, that it will cost some money for long-term maintenance.

We need to encourage the adoption of the hike and bike trail by WCID 17, not only for what WCID 17 can do for Hudson Bend, but also for what we can do for the district.

The role of the Hike and Bike Trail Team Members:

Assuming that the Hudson Bend Hike and Bike Trail comes within the context of the WCID 17 master parks plan, and that there are surveying and legal resources available, then we could:

1. Personally ask property owners if they would like to donate an easement on their property for a hike and bike trail. When people say, "Yes", we will discuss what we would like, what they would like, come to a mutual agreement, have it surveyed and legally recorded.

Happenings in Our Neighborhood

The Reserve at Hudson Bend – New Gated Community Starting at \$369,000

By Carol Bubak

The Reserve at Hudson Bend is located off Hilline Drive and backs up to Median road. The model is nearing completion and is located at 7600 Laguna Cliff Lane. It has numerous amenities such as a wine cellar, pool, granite countertops and a tile roof.

The gated subdivision has 38 lots of 2-3 acres and underground utilities. The subdivision has only two cul-de-sac streets, Laguna Cliff Lane and French Harbor Court. The 2593 to 5123 square foot homes range in price from \$369,900 to \$493,900. The spacious homes have a minimum of four bedrooms, three baths and a three-car garage. Tiled roofs, masonry exteriors and fenced backyards are included in the deed restrictions.

Monterey Homes is the midrange to luxury level of homes being built by Legacy Operating Company. Legacy/Monterey Homes is part of the Meritage Company, which develops in Dallas, Houston and Austin. It also builds throughout the Southwestern United States.

Legacy Homes has been building quality homes in Austin for about ten years. Over the years, their subdivisions have included: Stone Canyon, Forest Creek, Forest Oaks, Plum Creek, Western Oaks and most recently Westside at Buttercup Creek. The prices have ranged from the low \$90's to the low \$300's.

The salesman for the Reserve at Hudson Bend is Bob Ellenbogen who has been a top salesman for Legacy in Western Oaks. He can be reached at 266-4820. The Building Superintendent is Ronnie Rieger, another longtime veteran of Legacy.

Soon Monterey Homes will also be building gated luxury homes at Round Mountain Estates, Section II, which is located close to Lakeway off FM 620.

Hudson Bend Harbor Condominiums

By Kirsten Jacobvitz

As I write this I am listening to yet another news report on the attacks of September 11, and things that seemed so important just a few weeks ago pale in comparison. It's impossible to guess how changes in our country's attitude and economy, will affect our neighborhood. Prior to 9/11, we had some major projects going on in the neighborhood. A major development near Median and Rocky Ridge is being constructed, and it appears that the target prices for homes in that project have declined from original estimates. Nevertheless, the subdivision looks like it will be attractive and a decent addition to the area.

The other major development is the condominium project planned for the end of Hudson Bend Road, called Hudson Harbor Condominiums. The Hudson Bend Colony Neighborhood Association Board took action to try to bring the project in line with what we see as the character of the neighborhood, and I regret to report that our efforts met with little success.

The project calls for 53 units in a 6 or 7 story building. The developers of the site may or may not be the builders of the condominium. Although they tell us that they intend for the project to be very high end, they may sell the project to developers with different ideas.

The Board attended the meetings held in Travis County and the City of Austin, and was able to voice the neighborhoods' concerns about light pollution, traffic, construction disruptions and noise. While our concerns were met with sympathy from many of the officials and Commissioners, the current laws made it almost impossible for us to change the outcome. As currently written (and due to the fact that we are in the extra-territorial jurisdiction of the City of

Austin), permits were issued as a matter of right, and the neighborhood had little standing to change this. In other words, because the developers of the project were not asking for variances or relief from existing requirements, the issuance of the permits was less a matter of discretion than a foregone conclusion.

That said, the developers were questioned at length, especially about matters of light pollution and traffic. Travis County Commissioners were careful to suggest that they would expect the developers to join with the neighborhood to create a plan for safer streets in the area of the development. Commissioner Baxter pledged his support in reviewing the problems identified by the neighborhood and finding solutions to making our streets safer. The developers also agreed that they would work with local experts to minimize light pollution caused by the project. [As an aside, I'm sure you've all heard that Commissioner Baxter has stepped aside and that Margaret Moore was appointed in his place.]

As far as lessons learned, it's clear that if we want to be positive of protecting the character of Hudson Bend Colony, we're going to have to work at changing the laws which, as currently written, make it impossible for a neighborhood association to affect the issuance of permits for projects which would have a substantial impact on the neighborhood. Another lesson is that a neighborhood association board cannot take the place of active involvement by *all* affected parties. In this case having more people involved in the meetings with the county and city may not have had an impact on the outcome, but it's clear that the more people who appear, the more respect and attention the neighborhood receives.

We don't know whether this project will be completed. The economy has changed radically in the last 6 months, and changes in the real estate market may result in the project being impractical from an economic standpoint. Nevertheless, we will keep an eye on its progress and report to you as we learn more.

December makes me miss the days of summer.

Marsha and Gary have one of those wonderfully unique Hudson Bend homes. Since the remodeling was finished, we all enjoyed being taken on a small tour.

Thank you Marsha and Gary!



The current President, Carol Bubak, opened the meeting by welcoming those in attendance and by stating all are welcome to attend the monthly HBCNA board meetings that take place on the second Wednesday of every month. Everyone is invited to attend these meetings. Carol went on to say that the HBCNA needs volunteers from the community in order to pursue some of the issues that were mentioned in her newsletter article. Chairman of the Nominating committee, Gary Paisley, read the slate of board nominees. They were:

Carol Bubak	President
Gary Paisley	Vice-President
Lory Alexander	Secretary
Marilyn Sitzman	Treasurer
Daniel J. Kallick	Director
Tia Murphy	Director
Erika Rogala	Director
Patricia King Sigg	Director
Dorothy Ward	Director

The Proxy votes were delivered to the secretary. A call for nominees from the "floor" was made. There were no nominees from the "floor". Erika Rogala, HBCNA Treasurer, moved to accept the slate as proposed. The motion was seconded by Patricia King Sigg. The motion carried unanimously.

The following issues were discussed:

Proposed RV Park:

Marsha Paisley wished to discuss the latest news regarding the proposed RV park that will be established across from Awalt on Hudson Bend Road. A homeowner wanted Marsha to convey to the HBCNA that he would like to see this project stopped. This homeowner residence and the address of the proposed RV Park are not within the Hudson Bend Colony neighborhood. However the project will impact our neighborhood as well, i.e. increased traffic congestion. This subject caused the discussion to transition into another issue addressed by HBCNA President, Carol Bubak, in her newsletter article.

Area Incorporation:

Incorporation could provide a structure to address issues facing the entire Hudson Bend Area. The HBCNA has done some research on the topic in the past and recently. This type of undertaking would require a strong unified voice from the community.

The suggestion was made to survey the community on what they think should be done about these types of situations and to form a committee to look into the pros and cons of incorporation.

Surveys and Town Meetings should be held to gather and disseminate the information. It was suggested that the community could take a look at the information that is presented on a recent incorporation in a nearby community.

The websites are: www.volente.org and www.volente.net

The following is a list of suggestions made by those in attendance:

- Use the cohesion created by the Hike and Bike trail project to approach other neighborhood associations about building a federation. Their issues might be the same as ours.
- Get people to get together on a mutual interest, i.e. organize a "dog walk".
- Contact the Presidents of other neighborhood associations and bring our list of issues to them (i.e. as listed in our latest newsletter).

The meeting was adjourned and the barbeque buffet was opened!



Yes...this is what it's all about... barbeque and all the fixins' ...



There's a skill to balancing a paper plate on your knee...



Charlie and Patricia enjoying the summer day...



Marilyn and Rod watch as Gary goes back for thirds... ©

January 2004

For Your Information

By Erika Rogala, Director

If you have Internet access, did you know you could check on the Travis County Central Appraisal District? Access the following address and it walks you through:

www.traviscad.org

Remember, an informed person is a good citizen.

A Thank You...

By Erika Rogala, Director

The neighbors would like to thank the Keller family for having those two decrepit, unsightly trailers on Edward Drive removed.

Your 2003-2004 Officers and Directors of HBCNA:

President	Carol Bubak
Vice-President	Gary Paisley
Secretary	Lory Alexander
Treasurer	Marilyn Sitzman
Director	Daniel Kallick
Director	Kristi Kimbrough
Director	Patricia King Sigg
Director	Erika Rogala
Director	Dorothy Ward



Hudson Bend Colony Neighborhood Association
P.O. Box 341869
Austin, TX 78734

ADDRESS CORRECTION REQUESTED



Mr. David Duncan
6008 Hudson Bend Road
Austin,, TX 78734-1329

6

78734+1329 07

