

# The Preserve at Mayfield Ranch T E A M Newsletter

Together Everyone Achieves More

March 1, 2018



1. **First & Most Important:** We have had several complaints from residents concerned about very young boys riding bikes or ATVs down the middle of the roads. Adults are not watching closely as they are busy on their cell phones or most of the time not even present! This has to stop before one of these young men are hurt or killed because very few of you drive *the 15 mph speed limit*. We had a young boy actually hit a car because he didn't hear his mother warning him! The RRPD has been asked to drive thru in the afternoons/evenings.

Also, some of us walk after dark and we all need to be aware of our surroundings!

2. The Retention Ponds has (4) NO TRESSPASSING signs posted around the ponds! It is not a place to have kids playing. There are snakes, scorpions and other things. It's not a picnic area either or hide & seek.

The RRPD were notified that a man was observed cutting a trail so the kid could ride the bikes. There is a City Ordinance because of the noise the bikes/ATVs make & if you are caught riding you will be fined!

**ATVs & small motorized bikes are not allowed on these streets. There was a car that had to honk at 2 very young boys riding in the middle of the road yesterday afternoon to get their attention. This was a serious potential accident waiting to happen. There was no one looking out for these 2 small boys. They are clueless of the dangers!**

3. We have some handicap residents that use the handicapped parking space next to the mailboxes. If you are able-bodied please be courteous to your neighbors who are disabled.

**HOA Board of Directors Meeting** - February 1, 2018, 6:30 PM - 7:45PM

Board Members attending: Helen Tate, Dick Peterson, Tarun Singhal, and Rex Henry

## **Agenda Topics**

Helen and Rex gave an update on meeting with Mark Hawkins the attorney handling the Blackburn Law Suite.

**Mark Hawkins: Armbrust & Brown, PLLC**

[100 Congress Avenue, Suite 1300](#)

Austin, Texas 78701-2744

We discussed the issues with Mark and provided details on retention pond, entry gates poor design, and damages made by contractors to roads and curbs in phases 4 and 5. Mark will research information about Blackburn's company and notify us when ready to report. Tarun request the cost of services; by fee, contingency, or hourly.

Board discussed late fees and aging report provided on the monthly report.

Board reviewed budget and focused on expense and cost of pool maintenance and cost of HOA insurance.

### **Landscape**

Spring is almost here and we all need to prune, trim, mow and plant to "neat up" our yards!

As a reminder from the Garden Club, "PLEASE DO NOT BLOW YOUR LEAVES AND GRASS CLIPPINGS INTO THE STREET AND LEAVE THEM THERE. AFTER THE RAIN THEY WILL END UP IN OUR STORM WATER DETENTION POND. THIS POND IS VERY EXPENSIVE TO MAINTAIN SO PLEASE PICK UP YOUR LEAVES AND GRASS CLIPPINGS.

We have also discussed having yards that for some reason the residents of the leased house (& even homeowners) does not take pride in the upkeep of their yards we will send a first time notice and if a second notice is sent out – we will have the yards mowed and weeds removed by an outside source and charge the resident double what they would pay their lawn person of choice.

### **Budget/Expenses**

1. Insurance renewal was done this week. Rex Henry had been assigned the project to find new Insurance quotes to lower our yearly cost, but our present coverage was cheaper than the other companies.
2. Energy costs have gone up as we all know so we did sign a contract with StarTex Power – with fixed energy charge (per kWh) 4.16 cents for 12 months starting Dec 4, 2017. Previous was 7.31 cents.
3. We signed a contract with "Building Reserves, Inc." they have completed the comprehensive Reserve Study that tells us how much money we need to take care of The Preserve 5-10 years in the future. I believe this will be discussed at the April 10, 2018 meeting.
4. The Board wishes to thank the majority of the members of our HOA. You know that our common ownership in the roads, the pool, the gates, etc. require us to budget for upkeep and repairs. Plus, we need a reserve amount of funds for planned and unforeseen repairs. Each of you pay dues to the HOA to fund our operation.

***Sadly we have processed liens and foreclosure notices on those who see no need to pay their share!***

## Visitor/Guest Parking (REMINDER)

**Note to Homeowners:** 3 Visitor Parking Areas **ARE NOT** for resident private parking! It has been brought to our attention that several homeowners park in the Visitor/Guest Parking on a daily basis. You have a 2 car garage and a driveway for resident parking. Please stay out of the 3 Visitor Parking Areas as a courtesy to your neighbors as their Visitors/Guests are relegated to parking in the Fire Lanes and could be ticketed by the RRPD & RRFD.

Visitors/guest should get from you a Visitor Parking Permit to put on the dashboard of their car. If the Visitor Parking Permit is not there we can legally have the vehicle towed (\$200-250 fee) away.

## Gates (please read very important)

The entry gate has a loop on the inside of our property. It is called a shadow loop meaning, it prevents the gate from closing when a second vehicle goes through as a result of a 1st vehicle opening it just prior to that. The loop works with an electromagnetic sensor in the road way wire, that senses a vehicle on it and prevents the gate from **starting to close** on the 2nd car through.

This can still be a problem if the gate has already begun to close however. When that begins to happen, the electromagnetic loop is disabled. **By design the loop must be disabled in this circumstance** since if the loop senses the steel from the gate itself **it will toggle between closed and part-way open forever.**

So what has really happened to the person whose car was hit? The gate had already begun closing thus turning off the loop and the person went through anyway hoping to make it but alas the gate hit the back of the car.

So the solution is, in order to put another level of safety in our system, a **loop on the outside of the entry gate is needed to prevent the gate from starting to close well before a vehicle starts going through. \$535 to add new loop - more money!** The cameras will help us to identify the cars that cause issues with the gates so we can be reimbursed for damages they caused!

***This would all be unnecessary if people would not try to fly through a gate that is already trying to close. Also in exiting from The Preserve please do not go around the exit gate there was almost a head on accident yesterday because "patience" was not present.***

As far as the rest of the work (the sensor rail replacement) I have not yet received word on the start date for that work. **That is an additional \$150.** Sorry for the long winded explanation but these things can get complicated.

1. **Residents must be registered with Associa so they are entered into the key pad at the front gate. When guests visit they will call you on your phone # you gave to Associa and when you answer their call all you do is push 9 on your phone key pad. The gate should open for them.**
2. **All major Delivery Services will have their own special code to access the gates. Pizza delivery, etc., will have to call your personal phone that you gave to Associa and you will push 9 on your phone to open the gate for delivery. Please do not give the gate code out to delivery companies! This practice is for the safety of all homeowners!**
3. **PACKAGES DELIVERED TO WRONG HOUSE...** the seemingly unexplainable reason why carriers, such as Fed Ex, UPS & USPS, are dropping packages off at wrong addresses in the Preserve could be because the address shown is not

showing a house number and carriers are guessing that they have the correct address based on name only. First reaction to this is that person ordering stuff on-line is not showing their complete address which should include **Unit #** or it could be because the auto 'address label printer' used by the supplier is limited to a certain printing space and that space is not enough to pick up the **Unit #** which usually sticks **out** from the street address. As a remedy would suggest Preserve residents consider modifying their **ship to address** showing **Unit #** at end of family name see below:

Helen Tate – **Unit #123**  
3451 MAYFIELD RANCH BLVD  
ROUND ROCK, TX 78681

## Pool

**Unsupervised kids (17 & under) ARE NOT ALLOWED IN THE POOL WITHOUT Parent/Guardian!**  
**Effective October 1 the Pool will be cleaned once weekly until April 1, 2018.**

## Communication

Please use "[www.preserveatmayfieldranch.com](http://www.preserveatmayfieldranch.com)" for HOA info. This will be our communication vehicle for important updates. For convenience purposes, we have uploaded ACC forms, ACC guidelines, By-laws, and our official **TEAM Newsletter** on this site as well.

## HOA Board Meetings

### Quarterly Meetings for 2018 are:

Tuesday, Apr 10 Annual Meeting 6:30 at Chandler Oaks

Please fill out the Candidate Invitation and email to Associa by MARCH 9  
2 positions are up for re-election on the Board

**We would like to see more **young residents** on the board so please consider running!**

Tuesday, July 10 6pm SouthStar

Tuesday, Oct 9 6pm SouthStar

## Sign Boards now available - Homes for Sale or Lease (On going)

The board has new signs ready - 3 for Lease and 3 for Home Sale they are available to be used by the realtor (deposit is \$100/to be returned when home is sold & a rent fee of \$1/day that goes to HOA community) to place in the homeowner's front yard. This allows for consistency and maintaining visual appeal of our community. Otherwise Lease or Sale signs are to be placed in the front window not in the yard.

## Yard of the Month – Ladies Garden/Social Club

Begins earnestly in May 2018

### **Committees (Volunteers required)**

We all need to get involved in making **The Preserve a special place for us to live** so please **volunteer** to join one of the below committees that you are interested in:

1. Social Committee – Nahla Jaf, Joyce Garcia, Poonam Hiray
2. Calendar Committee – Bria Powell
3. Landscape/Garden Committee – Tess Peterson, Linda Weber, Barbara Henry, Glenda Webb
4. Gates/Safety Committee – John Weber, Dick Peterson
5. Flag Committee – Sakief Ahmed, Maurice Tate
6. Welcome Committee – Laura Flynn, Helen Tate
7. By-laws Committee – Laura Flynn, Maurice Tate, Rex Henry, Judy Carter

### **Welcome Committee**

Greeted one new homeowner and 2 leased residents. Presented with a pot plant and a packet of info they need to know.

### **Points to be taken up with Builder** (saga continues for now)

The Board spoke with The Preserve at Mayfield Ranch HOA attorney and is now in the process of sending a demand letter to Blackburn re the following items:

1. Repaint Fire Lane curbs (RRFM suggestion)
2. Restoration of Walking Trail
3. Security concerns around absences of lighted streets in Phase 4 &5
4. Drain/retention ponds are not up to TCEQ Code
5. Gates issues (never met code until Viking repaired) RRFM Approved
6. Road conditions poor (cracks & patches)
7. Provide convex mirrors around gates to avoid collision

### **Please put Saturday, March 31, 2018 on your calendar: Candidates Forum & Welcome Spring Potluck**

- **SouthStar Bank 11am until 12pm – Candidates Form to greet & meet**

**12pm until 2pm – BBQ lunch provided by the HOA**

**More info to follow – Poonam & Jagdish Co-chairs**

