

What's Going On in the Community?
Page 2-3

Fall Yard of the Month Winners
Page 3

Winter Yard of the Month Winners
Page 3

2010 Christmas Lighting Contest
Winners
Page 4



Congratulations
to our
2010 Christmas Lighting Contest Winners!!

First Place: 2006 Lakeline Oaks Drive
Second Place: 2310 Clover Ridge Drive
Third Place: 2212 Portwood Bend Cove



Lakeline Oaks Annual HOA Meeting



The Lakeline Oaks Annual HOA Meeting is scheduled for Thursday, May 5th, 2011, from 7-9:00 PM at The Park at Lakeline Oaks Community Center, which is located at 1000 Old Mill Rd., Cedar Park, TX 78613. Homeowners will receive meeting information via postal mail from Goodwin Management. Food and refreshments will be provided. In addition, a raffling of gift cards will be held and given out to homeowners in attendance. **It must be emphasized that if you cannot attend or are unsure if you will be able to attend, please fill out and submit your proxy in the self-addressed stamped envelope.** Both will be enclosed. The proxy can ***ONLY*** be used to meet quorum requirements to hold the meeting and to vote for a new HOA board of director of which one is up for election, which encompasses a three-year term, and nothing else. If you do end up attending, you can re-vote as your proxy will be retrieved and voided.

Failure to meet 25% quorum by proxy and attendance requires additional meetings to be held until quorum is met. Holding additional meetings wastes the valuable time of fellow neighbors who are able to attend and becomes an unplanned expense our HOA dues end up paying.

If you are interested in running for the HOA board of director position that is up for election, which this year is Robert Kenny's, please contact the BOD at bod@lakelineoaks.org.

Message from the Lakeline Oaks Board of Directors (BOD)

On Thursday, February 24, 2011th, the Lakeline Oaks BOD held a deed restriction (DR) meeting to discuss the change in the DR process. The Lakeline Oaks Homeowners' Association (HOA) Board of Directors (BOD) made the official decision to have Goodwin Management cease carrying out property inspections starting November 2010 and switched to Williamson-Travis County Municipal Utility District (MUD) #1's deed restriction (DR) process. The following are the minutes from the meeting:

The meeting was called to order at 7:00 PM. The BOD each introduced themselves followed by the introduction of Celeste Starr Schulz, the HOA's property manager. Next, the MUD's account managers, Joanna Bitner and Kristi Hamann, who is taking over from Joanna, from RealManage, who enforces the deed restrictions for the MUD, were, also, introduced. Seventeen (17) households were in attendance based on the sign-in sheet. Celeste showed proof of notice of the meeting.

Robert Kenny, who is also on the MUD Board, explained the MUD's role in enforcing the HOA's deed restrictions. It was mentioned that state law obligates the MUD to maintain property values in water code as repayment for bonds taken for utilities installed in the district. Steve Davies added that the MUD is revenue neutral with any revenue collected from violations used for landscaping and other services.

Callie Nelsen, who chairs the ACC, spoke about utilizing a new software that makes the ACC approval

(continued on page 2)

Homeowners Association Board

Rae Ann Doerr
Robert Kenny
Steve Davies
bod@lakelineoaks.org

Goodwin Management, Inc.

Celeste Schulz
512-852-7922 (office)
celeste.schulz@goodwintx.com

Architectural Control Committee

Chris Bhamani
Kelly Bohl
Roy Bowers
James Costabile
Alice Friedman, MD
Charla Hisler
Stephanie Jacobson
Lila Lyckman
Callie Nelsen
Darren Schmidt
acc@lakelineoaks.org

Landscaping Committee

James Costabile
Rae Ann Doerr
Judy Downing
Crystal Green
landscaping@lakelineoaks.org

Newsletter Committee

Rae Ann Doerr
Nancy Kenny
newsletter@lakelineoaks.org

Recreation Committee

Sara Burk
Nancy Kenny
Yana Richter
Terrie Sharpe
recreation@lakelineoaks.org

Traffic/Safety Committee

bod@lakelineoaks.org

Website Committee

Don Lyckman
webmaster@lakelineoaks.org

Welcoming Committee

Sara Burk
Corrine Costabile
Rae Ann Doerr
Robert Kenny
welcome@lakelineoaks.org


process more efficient and went into more details. In addition, she informed that the ACC consists of three individuals that vote on all submitted applications. However, there are additional persons in the committee that act as advisory members to provide their own input to the three individuals. Callie stressed the need for more people to join the ACC as advisors to provide more say and perspective.

The following are what residents, limited to five minutes to speak, brought forward at the homeowner communication session of the meeting:

- Mr. David Baldwin, who is a licensed electrician in Texas, indicated the need to have his commercial vehicle, which he owns, at his home as he is on call 24/7. With his vehicle as a tool for work, he needs immediate access to his truck.
- Mr. Bill Ellis followed the same statement. As a commercial vehicle owner, he needs it at home for immediate access. He, also, requested for an understanding as to why business vehicles are necessary to have at the house.
- Ms. Heather McLain was denied ACC approval for landscaping changes in the area between the sidewalk and street curb. She was not informed as to why it was not approved and wanted an explanation for the denial. Ms. McLain was under the understanding that after thirty (30) days with no response for an appeal that it was automatically approved, which is not the case. The work was done w/ vegetation removed in the small sidewalk area and replaced with hardscape. Callie Nelsen responded that the ACC decided that the sidewalk strips are to remain vegetated and not hardscaped. It was, also, noted that a reason was given in the denial document and that there is no appeal process.
- Mr. Frank Jacobson asked about parking in the street and driveway. Callie, reading from our Covenants, Conditions and Restrictions document, responded that only two vehicles can be parked in the driveway and two in the garage with no more than two vehicles visible for any period in excess of seventy-two hours. Mr. Jacobson asked that everyone think about where they live, and consider people raising children that will require young teens driving and the possibility of having more than four vehicles. He, then, added about maintaining permanent basketball goals. Callie Nelsen responded by stating the recent approval of a basketball goal with sleeves. Mr. Don Carr added a statement about the 72-hour parking rules.
- Mr. Don Carr spoke about homogeneity and that consistency is key in a community. He expects property restrictions to be enforced.
- Ms. Kat Kramer indicated that she agrees with the HOA and believes in it. She continued that she does not have a problem with basketball goals, but just the noise that they bring. She mentioned that she converted her garage into an art studio, so there is no room to park vehicles. She wanted to know what hours are deemed as overnight parking in the street. Robert Kenny responded that they are 1:00 AM to 6:00 AM and that this information has been filed with the county clerk.
- Ms. Michele Roggenkamp stated that her husband is a police officer and that they receive notices for having a "business" vehicle. In addition, they have, also, received a parking notice when their teenager came to visit.

The meeting was adjourned at 8:53 PM.

Lakeline Oaks Community Committee Updates

 Architectural Control Committee (ACC): The ACC wants to remind homeowners who have basketball goals (either temporary or those installed with a sleeve system) that in accordance with our county's noise restrictions, use of basketball goals is limited to 7 AM to 10:30 PM.

The ACC is still working with homeowners who have installed roofs in colors other than weathered wood or cool weathered wood. Please know that shingles in only weathered wood and cool weathered wood (in the energy efficient "cool series") are permitted.

We understand that the strips between sidewalks and streets are difficult to water efficiently and keep weed free; however, to keep our neighborhood consistent and newer looking, the ACC has decided that these strips need to be kept either in grass or in a low-growing ground cover that can be maintained (mowed and edged) like grass. This decision has been reviewed on numerous occasions. We know that there are homes that have hardscape materials in the strips. Please do not think that seeing those examples in the neighborhood means that the ACC has approved them.

Any exterior changes in either the front or back yard must have ACC approval beforehand, so please be sure to submit an ACC Improvement Request Form in advance to Celeste Schulz at Goodwin Management (Celeste.Schulz@goodwintx.com). The request form can be found under the Documents section of our website (www.lakelineoaks.org). If you have any questions or are uncertain if an exterior project needs approval before committing, please contact the ACC. **Please note** that it is the homeowners' responsibility to obtain all necessary and applicable building permits required by the exterior change.

Please be aware that there is an approved list of exterior paint colors, roof shingle colors, and fence stains for the HOA. The list can be found under the Documents section of our website or by contacting Celeste Schultz at Goodwin Management. Also, please be aware that going from one approved color to another constitutes an exterior change, so an ACC Improvement Request Form must be filled out.

As a homeowner in Lakeline Oaks, you are invited to participate as an advisory member on the ACC and take part in the discussions and decisions regarding improvements and changes to the exterior of the homes in our neighborhood. If you are interested in participating, please, again, email the ACC.



Recreation: The annual community garage sale is scheduled for Saturday, May 14th, 2011, from 8:00 AM-12:00 PM (Noon) with Saturday, May 21st, 2011, scheduled as an alternate date in case of rain. No arrangements to have a charity pick up the leftovers afterwards are being coordinated this year. However, you can donate any leftover items to the charity of your choice. The closest Goodwill donation drop off center is at the following address:

Cypress Creek ADC Bookstore
2051 Cypress Creek Rd.
Cedar Park, TX 78613
Phone: (512) 331-9363

If you want to participate, please e-mail Betsy Harris at recreation@lakelineoaks.org **AND** betsy929@att.net or call her at 512-249-9779 **by Wednesday, May 11th, 2011**. When contacting via e-mail or phone, please ensure you provide your name and house address. This is a great opportunity for homeowners to eliminate items no longer needed

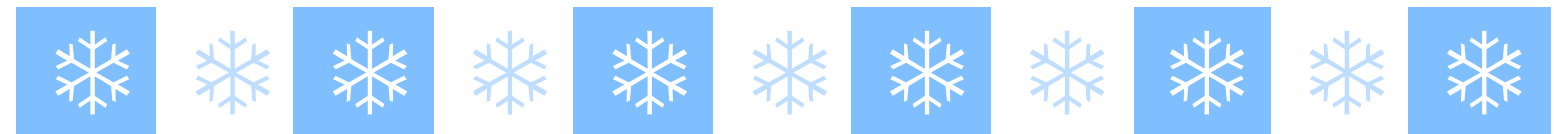


In addition, the 6th Annual Lakeline Oaks Pool Party is scheduled for Sunday, July 10th, 2011, from 6:15 pm to 8:15 pm at the Elizabeth Milburn Pool. More information will be posted on the website and/or distributed out in the form of flyers as the date gets closer. Limited spaces will be available for this event, so please RSVP with the committee.



Congratulations to our Fall 2010 Yard of the Month Winners

September: 1108 Hunters Creek Drive
October: 929 Woodridge Lane
November: 2201 Clover Ridge Drive



Congratulations to our Winter 2010 Yard of the Month Winners

December: 1005 Brighton Bend Lane
January: No winner determined as YOM sign under maintenance
February: 2212 Portwood Bend Cove

