

HELPFUL NUMBERS

Utilities

Severn Trent Services (billing/repair)	310.5231
Atmos Energy (formerly TXU Gas)	800.460.3030
Pedernales Electric Cooperative	888.554.4732
Southwestern Bell Telephone	800.585.7928
Time Warner Cable - (customer service)	485.5555
Liddiard Management Co	219.1927

Government

Williamson County Sheriff (emergency)	911
Williamson County Sheriff (non-emergency)	943.1300
Animal Control	943.1389
Cedar Park City Hall	258.4121
Voter Registration (Georgetown)	943.1630
Vehicle Registration	943.1602
TX Driver's License	335.8131

Education

Leander School District (main number)	434.5000
Naumann Elementary	434.7250
Cedar Park Middle School	434.5025
Cedar Park High School	435.8300
Cedar Park Public Library	259.5353

Summer Activities

Highland Bowling Lanes	458.1215
Putt Putt Golf & Games	255.3866
Kings Bridge Farm (horseback riding)	259.3479
Round Rock Roller Rink (roller skating)	218.0103
Skate World (roller skating)	258.8886
Chaparral Ice (ice skating)	252.8500
Austin Rock Gym (rock climbing)	416.9299
Archery Country	452.1222
Inner Space Cavern	931.2283
Acrotex Gymnastics	219.6459
Capital Gymnastics	257.2422
Volente Beach (water park)	258.5109
Round Rock Express (baseball)	255.2255
Central Market (cooking classes)	206.1000
Art Center at Brushy Creek (art classes)	248.8690
Movies Theaters	
Alamo Drafthouse	476.1320
Lakeline Mall	800.326.3264
Tinseltown (Round Rock)	326.3800

More...

Austin Zoo, Tubing the Guadalupe River, Movies at Paramount Theater, Kayaking/Canoeing Town Lake, Swimming at Barton Springs, Zilker Botanical Gardens, Glow Bowling at UT Center, Concerts at Frank Erwin Center, Hiking Wild Basin, UT Tower, Capitol tour or Governor's mansion

Lakeline Oaks HOA
c/o Liddiard Management Co
12335 Hymeadow Dr, Ste 300
Austin, Texas 78750



Have a great summer!

Read this online @ <http://www.lakelineoaks.org>

April 2005

NEWS



LETTER

HOA Contacts

Homeowners Assoc Board

Lila Lyckman 219.5113
Rhonda Henry 335.7984
Jim Manning 249.1196
bod@lakelineoaks.org

LLO Website

www.lakelineoaks.org

Liddiard Management

Darby Warren 219.1927

Deed Restriction/Severn Trent

Sabrina Washburn .. 310.5359

Committees

Traffic

Tim Grimes
Mark Passamani
Maurya McKinnon
Robin Lingard
Terrie Sharpe
(group email link to be formed)

Landscaping

Rhonda Henry
Judy Downing
landscaping@lakelineoaks.org

Architectural

Jim Manning
Robert Kenny
Lila Lyckman
acc@lakelineoaks.org

Recreation

Terrie Sharpe
Nancy Kenny
Marcia Nunes
Yana Richter
(group email link to be formed)

Web site

Don Lyckman
bod@lakelineoaks.org

Newsletter (following issues)

Robert Kenny
newsletter@lakelineoaks.org

Annual Meeting, Tues, May 3rd

Residents to Elect HOA Board Member

Residents will be voting for an HOA Board member at the upcoming LLO annual meeting on May 3rd. The position currently held by Rhonda Henry concludes this May. The position held by Jim Manning concludes in 2006 and the position held by Lila Lyckman concludes in 2007.

The election will be held in the LLO Park Building on Tuesday, May 3rd at 7pm. Sign-in is at 6:30pm.

The LLO bylaws require that for the election to be held, there must be at least 25% of all LLO households casting a vote (one vote per household). This means 100 total votes cast, either at the meeting or by proxy. Proxy forms are included with the annual meeting packets. **If you are not planning on attending the annual meeting on May 3rd, please fill out your proxy and turn it in. Proxy forms can be given to the candidate of your choice or taken to the Liddiard Management offices. A drawing will be held at the meeting for a \$120 Home Depot Gift Card. You must be present or have sent in a proxy to win. Pizza will also be served at the meeting.**

Both old and new issues have arisen in the last year including the effects of the adjacent apartment complex, road safety and interpretation of the deed restrictions. If you are interested in maintaining the neighborhood, it is important to know about these issues and take part in the discussions concerning them. It is equally important to find out who will be representing you on the Board.

The LLO committees are always looking for new members and sign-up sheets will be available at the meeting. The email addresses listed under each committee are group links which allow all the committee members to receive an email sent to the link address.

Here's an update on what the committees are working on:

The **Traffic Committee** is currently working on ways to curb the continued speeding on Old Mill Rd. The **Recreation Committee** is asking for feedback from residents on what events they might like to see planned in the coming months. They are also looking to re-establish play groups for those interested.

The **Landscaping Committee** is working on a monument and plants for the third LLO entrance at Old Mill and Kristen Ln. The **Architectural Committee** serves to review all lot improvements. Subcommittee members give input to three voting members.

Following this issue, the **LLO newsletter** will have a new editor, Robert Kenny. Both the newsletter and the **LLO web site** always need more individuals to write articles, take photographs, report on MUD/city/county meetings, etc. The more involvement, the more current these publications will be.

Spring is Almost Here!

by Rhonda Henry & Judy Downing, Landscape Committee

The Landscaping Committee is ready to receive any ideas you have for any of the three entrances we manage in Lakeline Oaks. Please feel free to email the Landscape Committee at:

landscaping@lakelineoaks.org

The forth entrance (to be located at Old Mill and Kristen Lane) is still under review. We received a bid similar to the monument located at the main entrance and found the price extremely higher than what we wanted to spend. We are currently looking for other monument options and

plan on having that information available to review with homeowners at the annual Lakeline Oaks HOA meeting in May.

Our current entrances will start off the new year with Verbenas (Pink Sand), or Pansies (Multi-color), a lot depends on what's available at the area nurseries. Flowers get changed out 2-3 times per year so please submit your suggestions or ideas to help the landscape committee communicate to our landscaper what we like to see in our community.



Note: If you own trees that overhang into the sidewalk areas, please keep the canopies trimmed to at least 8' from the ground so people can walk freely on the sidewalks.

Deed Restriction Review

by Lila Lyckman

Property deeds in Lakeline Oaks include restrictions regulating property use. These restrictions were initiated by the original builder, Scott Felder Homes (later Ryland Homes). Information about the deed restrictions is included in the closing documents when a home is purchased and at this time the buyer is automatically made part of the homeowners' association.

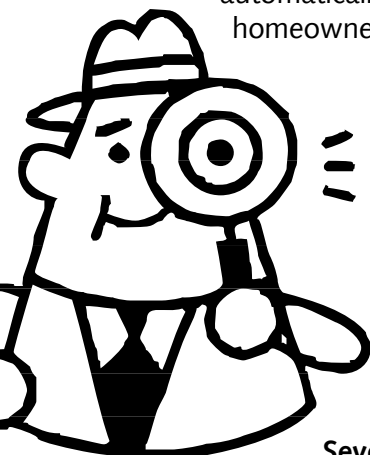
pany of Williamson-Travis Counties M.U.D.#1 (Severn Trent) take over the enforcement the LLO deed restrictions. This decision was made in order to streamline costs and to provide stricter enforcement.

Severn Trent employees drive the neighborhood periodically and cite homeowners in violation of the deed restrictions. If a homeowner is in violation, a series of notices are mailed. If the homeowner does not correct the violation, a fine is added to his/her water bill.

A copy of the LLO deed restrictions can be found at the LLO web site: www.lakelineoaks.org

The Williamson-Travis Counties Municipal Utility District #1 web site is located at: www.wtcmud1.org

The Lakeline Oaks Owners Association is a non-profit, Texas corporation whose purpose is to protect the community, to maintain the common property and to enhance the value of the houses in the association.



Several years ago, the Lakeline Oaks board of directors made arrangements to have the management com-

78th Legislature Forms Committee to Assist Homeowners

by Lila Lyckman

The 78th Texas Legislature created the Texas Residential Construction Commission (TRCC) specifically to help homeowners make informed choices about home building and remodeling and to resolve post-construction disputes with builders and/or remodelers.

The Commission's efforts make it possible for Texas homeowners to find out if their new or remodeled home meets industry-wide standards developed by the Commission. With home registration, a homeowner can now obtain a madated minimum one-year workmanship and material warranty, a two-year mechanical delivery systems warranty and a 10-year structural and habitability warranty.

Consumers can also search the TRCC website or call the Commission to get current information on homebuilders

and remodelers in the area. The site gives builder contact information, certification status, number of complaints filed and the number of homes registered.

In addition, The TRCC also provides a mechanism for dispute resolution called the *state-sponsored inspection and dispute resolution process* (or SIRP). The SIRP is a neutral process set up to settle disputes and help consumers avoid costly legal action. There are some fees associated with the formal SIRP process, however if the Commission's third party inspectors affirm any contruction defects, the fees are refunded to the homeowner. In 94% of the SIRP's completed so far, refunds have been made.

For more information on the TRCC, check out their web site at: www.trcc.state.tx.us or call them at: 877 651-TRCC.

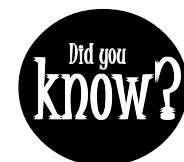
Electrical Ground

by Nancy Kenny

A recent change in the local building code requires new homes to have two grounds. Homes in Lakeline Oaks were built before the new code went into effect, therefore these homes only have a ground going to a metal water pipe. If a home suffers a mishap with its plumbing and the pipes have to be replaced, the plumbers are replacing them with PVC piping. Because of this, the grounding of electricity is lost. The new code has been changed to require a dedicated ground that is a copper rod inserted directly into the ground.



For more information on local building codes, you may go to the Cedar Park Public Library.



- There are 399 homes in Lakeline Oaks
- The original builder was Scott Felder which was bought by Ryland
- There are over 100 caves within 2 miles of Lakeline Oaks

Deed Restriction Violations

by Jim Manning

In the month of February, there were 36 deed restriction violations in Lakeline Oaks. The MUD district has a meeting the second Wednesday of each month devoted strictly to deed restrictions. If you have questions or wish to appeal your violations, please call Severn Trent at 310.5359.

Lakeline Oaks Website

Don't forget to stay up with the Latest News & Announcements by checking the Lakeline Oaks website at: www.lakelineoaks.org

The website has a list of current articles, HOA contacts, HOA Forms & Documents, HOA Calendar, Discussion Board and more.

www.lakelineoaks.org

Deed restriction violations for February 2005:

- 10 violations of parking in the street overnight
- 9 violations of trash cans in view from public street
- 6 violations of unsightly articles in yard or driveway
- 4 violations of seasonal lights on house, shrubs, or in yard
- 2 violations of items not yet submitted/or approved by Architecture Committee
- 1 violation of signs other than "For Sale" signs in yard
- 1 violation of mowing needed for yard
- 1 violation of painting needed for the house
- 1 violation of boat in the driveway or street
- 1 violation of dog/animal not on leash