


# TRICK OR TREAT SAFETY TIPS

Leaves changing color is not the only indicator of the Fall season, another is the annual observance of Halloween in the form of children wearing costumes and trick-or-treating. If your children plan on doing this this October, please share the following safety tips below with them ([http://www.hauntedwisconsin.com/trick\\_or\\_treat\\_safety.html](http://www.hauntedwisconsin.com/trick_or_treat_safety.html)):

- Always walk, do not run.
- Stay on sidewalks. If there is not a sidewalk, walk in single file on the left side of the road facing traffic.
- Carry a bright flashlight to illuminate sidewalks, steps and paths.
- Obey traffic signals.
- Because one car stops, it doesn't mean others will!
- Don't cut across yards or driveways.
- Wear clothing with reflective markings or tape.
- Make sure your costumes don't drag on the ground.
- Visit homes that have lights on esp. ones with Halloween decorations.
- Accept treats only in the doorway. Never go inside a home.
- Stay away from animals you don't know.
- Always be polite.

## Please Remember to Submit an ACC Request for any Exterior Property Changes and Improvements

 **Reminder:** Please be sure to submit an ACC request beforehand to Carl Gamble at Goodwin Management for any upcoming exterior changes and improvements to your property, including exterior painting and roofing projects. The ACC request form can be found under the Documents section of our website noted at the bottom of each newsletter page. In addition, you'll find in that section under Paint & Roof Guidelines the chart outlining the exterior paint colors for LLO homes. Please use this chart when choosing your exterior paint colors. Included is information on the only approved style and type of roofing shingle for the subdivision (gray "Weathered Wood" fiberglass composition shingle with a weight of no less than 240 lbs. per square).



Lakeline Oaks Owners Association  
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# Lakelines

A community newsletter for the homeowners of Lakeline Oaks



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## Lakeline Oaks General Homeowners Association & Board Meeting September 2007

The **September 6, 2007 general HOA meeting** was attended by only a handful of homeowners with Carl Gamble from Goodwin Management present. Residents brought up the following two concerns:

- High school overcrowding. This was addressed at the LISD Workshop Meeting held on June 7, 2007. More details can be found by clicking on "Board Meeting Agendas" in the Board Meeting section under Community Involvement of the Leander ISD website ([www.leanderisd.org](http://www.leanderisd.org)). Also, please check the website for more news and developments in our school district. Right now, they are seeking parents/community members for the 2007 Fall Attendance Zone Advisory Committee.
- Neighbors that leave their garage door(s) open unattended. The issue was the liability of the homeowners if anyone, especially children, entered their garages and got their hands on items that could endanger themselves.

In addition, the BOD stressed that the following deed restrictions will be enforced: **overnight parking, vehicles parked in the driveway in such a way as to block the sidewalk for pedestrians especially for children since school has started, and the number of vehicles in the driveway being the same as the number of garage spaces.**

Following the general HOA meeting, the board of directors (BOD) held their own meeting. Carl Gamble went over the planned 2008 budget and reported that after all expenses the HOA would have a \$109.00 surplus. In addition, he stated that a HOA our size should have a \$65-75K cash reserve. Right now, the HOA has only \$35K. Therefore, the question was posed if annual dues should be raised, but no decision was made. It was, then, mentioned that dues payment coupons would go to printing after November 11th.

Carl Gamble asked as to when to start formal collection proceedings, which is the next legal step when late fees do not resolve delinquency. The BOD unanimously voted on one year. A lending agent for a home equity loan asked the Board to agree to a subordinate agreement. In the unfortunate event of a foreclosure, this agreement would place the home equity loan lenders' interests in front of those of the HOA's. The BOD voted against signing subordinate agreements (Robert Kenny—No, Dr. Don Carr—No, Steve Davies—Yes). Lastly, subcommittee meetings to allow residents to participate in previously published ACC topics were scheduled (see page 3).

## Municipal Utility District (MUD) News

The utility district, WTCMUD#1, will be holding an election in May. Two director positions, which are four-year terms, will be up for appointment. If interested or want more information, please contact Steve Davies at 512-336-8213.





## Deed Restriction Reminder: Trash Cans




Please remember that trash cans and any other associated garbage/small brush can only be taken out and made visible from Sunday noon to Tuesday noon. Also, please remember that to dispose of large items (including large brush such as tree trimmings) or any other items that cannot be placed in the trash can, contact Severn Trent at 512-246-0498 to schedule a Tuesday pick-up before putting them out curbside.


## Lakeline Oaks Community Committee Updates


 ACC: The Architectural Control Committee is always looking for additional input from neighbors. If interested in joining the committee or have any questions or concerns, please contact the ACC at [acc@lakelineoaks.org](mailto:acc@lakelineoaks.org).


 Landscaping: Greater Texas Landscape Services, Inc., who handles the landscaping maintenance of the common areas of our subdivision, addressed the decline of the begonias at the main entrance on Lakeline Oaks Drive. They have been working to resolve this with fertilizer and proper trimming. The increased summer heat after the prolonged rains we received earlier in the season stressed many of the plants due to developing shallow roots. In addition, they have adjusted the irrigation schedule to help relieve some of this stress and will continue to monitor them. We pointed out that no begonias were planted at the signs that flank both ends of Little Elm Trail. They were inadvertently missed, so Wizard Coleus were installed in place of them.

The fall change out is expected to occur in late October. Majestic Giant Pansies will be planted in the color combination of purple and yellow or purple, yellow, and white. We are currently going over the maintenance contract they presented for the upcoming 2008 year. Though there was no price increase, the company suggested additional services that we should consider. We will present them to the BOD if we find them beneficial.

 Newsletter: If you have anything that you would like to contribute or have ideas that would make the newsletter better, please contact the committee at [newsletter@lakelineoaks.org](mailto:newsletter@lakelineoaks.org).

 Recreation: The upcoming Fall Garage Sale will be held on Saturday, October 6, 2007, from 8:00 am to 12:00 pm. Residents will need to email the Recreation Committee if they are interested in participating.

 Traffic/Safety: The Traffic/Safety Committee is seeking members who are concerned about speeding, police response, and the Neighborhood Watch Program. Homeowners who have a passion to keep our neighborhood safe should contact the Board of Directors at [bod@lakelineoaks.org](mailto:bod@lakelineoaks.org).

 To greet new residents to our neighborhood on a personal basis and address any initial general questions that they may have, a Welcoming Committee is looking to be established. If you are interested in becoming a member, please e-mail [welcome@lakelineoaks.org](mailto:welcome@lakelineoaks.org).

If you are interested in joining any of the above committees or have any ideas you want to share, please contact them at the appropriate e-mail address noted on the front of the newsletter.

### Congratulations to our Summer 2007 Yard of the Month Winners

June: 1103 Hunter's Creek Drive  
July: 901 Shannon Meadow Trail  
August: 2310 Oakshire Cove



## ACC Subcommittee Meeting Schedule-Open Attendance



As mentioned in the last newsletter (Summer 2007), the unsightly articles list was reviewed and committee members agreed that six items warranted further discussion and debate before being placed on the list. Subcommittees were formed for each issue. Each subcommittee has an open meeting planned to discuss the subject of interest and to get fellow homeowners' inputs. Discussions have been scheduled below. **All of them will be held at the LLO Park Building, which is where our HOA association meetings are normally held, starting at 7 p.m.** Homeowners that want to share their comments and concerns are encouraged to attend before final decisions are made.

- Commercial vehicles—Thursday, October 11, 2007
- Exterior paint—Thursday, October 18, 2007
- Fencing—Monday, October 22, 2007
- Permanent/portable basketball goals—Thursday, October 25, 2007
- Above ground pools—Thursday, November 8, 2007
- Visible barriers between yards—Thursday, November 15, 2007



## Lakeline Oaks 2ND ANNUAL POOL PARTY



Lakeline Oaks homeowners along with their families came out for the fun and the sun at the Second Annual Pool Party held at the pool facility at Elizabeth Milburn Park on Sunday, July 17, 2007. Attendees not only splished-splashed throughout the entire event but took time out to enjoy pizza and drinks. Thanks to all that participated and attended.

