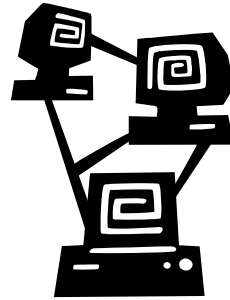


New Look At www.lakelineoaks.org

The Lakeline Oaks website, www.lakelineoaks.org has been revised with a new look and current information. Many of the same features remain, but have been updated. You will find the following:

- Current articles appear on the front page.
- 2007 dates have been added to the CALENDAR.
- Updated COMMITTEE information is listed.
- All new and revised links fill the LINKS page.




Behind the scenes, new functionality allows the Board easier access to post articles and announcements, which means more timely information.

Work is continuing on the Discussion and Newsletter pages. The Board's decision on how to manage the discussion board will determine the time frame for getting it back up and running. Likewise, the Board must decide if the newsletters will continue to be password protected.

Coming soon, HOA members will have the option to sign up for the LLO e-mail distribution list. The purpose of the list is to allow for even faster communication on late breaking news.

The website's objective is to help keep HOA members informed about happenings in the neighborhood and surrounding areas. Suggestions are always welcome on better ways to accomplish this. Please e-mail your input to the Website Committee at webmaster@lakelineoaks.org.

 The three Board of Director positions, which are three-year terms, are staggered so that one position is up for election each year. If you are interested in running for the position and want to be considered a candidate, you must attend the annual meeting in May and win the majority of votes that are due in by that time. Even if you choose not to run, please do not forget to vote.

Lakeline Oaks Owners Association
c/o Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, TX 78759



Lakelines

A community newsletter for the homeowners of Lakeline Oaks



What's Going On in the Community?

Get the scoop on the latest activities from the Lakeline Oaks Committees.
Page 2

Christmas Lighting Contest Winners

Page 2

Spring Cleaning

Get started with a list of recommended tasks.
Page 3

Santa Claus Came to Town

Check out Santa Claus' visit to LLO.
Page 3

New Look At www.lakelineoaks.org

Find out more.
Page 4

BOD Position Up for Election

More information provided.
Page 4

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Yana Richter

Terrie Sharpe

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Traffic/Safety Committee

bod@lakelineoaks.org

Website Committee

Don Lyckman

webmaster@lakelineoaks.org

Lakeline Oaks Homeowners Association Meetings 2006 and 2007

The **Sept 7th, 2006 meeting** included the introduction of Lakeline Oaks' new manager, Martha Morgan of Goodwin Management Inc. Goodwin was hired to replace RealManage as of mid Sept 2006. Martha gave an overview of Goodwin's services, which will include taking charge of LLO's deed restriction enforcement. The Board voted to take back enforcement from the MUD because it was dissatisfied with their service. Martha will drive the neighborhood twice a month and send letters as needed to correct violations. ACC requests will also go to Martha and she will submit them to the Architectural Committee for review.

Several deed restriction violation questions were raised. LLO restricts signs to one realty sign only. The posting of roofing or other vendor signs is a violation. Fences can be stained with a clear stain only; no paint. Parking overnight on the street is not allowed in LLO. Allowing a dog to bark continuously is a violation. Homeowners continually bothered by a barking dog should keep a short log of the dates and times the dog was heard and submit it to Martha as part of a deed restriction violation report. Letters are sent until violations are corrected. If the homeowner does not comply with the restrictions, fines are levied.

At the **Feb 8, 2007 meeting**, main topics included the adjacent construction and additions made to the LLO rules and regulations. The construction project currently underway at LLO Blvd and Little Elm Trail is a retail shopping center. Albertson's planned to be the anchor store, but has since declared bankruptcy and sold off sections of the property to other retail including a convenience store, a coffee shop, a restaurant and a bank at the corner.

In January, the Board was contacted about a three-story senior independent living facility planned for the eight acres of land behind the homes along Woodridge Lane. The developer was seeking LLO's backing to rezone the property from commercial to residential use and held a meeting with homeowners to present the project. The three-story height of the senior residential facility was weighed against the possibility of having commercial business like fast food or quick lube shops in such close proximity. Currently the project is due to go before the Cedar Park Planning and Zoning Commission on March 20th and before the City Council on March 22nd. The developer would like LLO homeowners to attend both meetings to support the project. *Read details about the planned facility and the LLO support letter to the city on LLO's web site, www.lakelineoaks.org.*

A mailing will be sent to all homeowners in the coming weeks explaining additions to the LLO Covenants, Conditions and Restrictions. The Board found it necessary to tighten enforcement in some areas in order to be more effective in curbing violations. Included are added powers such as suspending use of facilities and voting privileges, levying fines, and towing for repeated failure to comply with the restrictions. The additions also give the Association the right to request due diligence on the part of an owner leasing to a tenant.

The Architectural Control Committee has also clarified its guidelines in an effort to further maintain the look of LLO. The Committee will list its final decisions on the guidelines in the same mailing with the CC&R's. *The CC&R additions and the ACC guidelines will also be posted on the LLO web site.*

Lakeline Oaks Community Committee Updates



ACC: The Architectural Control Committee has clarified its guidelines in an effort to further maintain the look of LLO. Items reviewed included those which could fall under *Article 3.13, Unsightly Articles/Vehicles*. A list of items was sent to the members on an insert in the August 2006 newsletter. Comments, questions, concerns and suggestions were solicited by the Committee. Some input was taken by email and some of the items were discussed at the Sept 7th, 2006 HOA quarterly meeting. The Committee will list its final decisions on the guidelines in the same mailing with the CC&R's coming out soon. *The CC&R additions and the ACC guidelines will also be posted on the LLO web site.*

A chart was issued last year (in the August 2006 newsletter) outlining the exterior paint colors for LLO homes. Use this chart when choosing your exterior paint colors. Also, included was 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). The exterior paint color chart and the roofing information can be downloaded from the *Documents* page of the LLO web site. ***Be sure to submit an ACC request to Martha Morgan at Goodwin Management for any changes to property, including exterior painting and roofing projects.*** For complete information on LLO Deed Restrictions, click on *Deed Restrictions* in the *Documents* section of the LLO web site.



Landscaping: The 2006 Christmas Lighting Contest was conducted at the tail end of the holidays and the winners are noted at the bottom of this page. The upcoming Spring 2007 planting will occur middle to late March and will be a mixture of pink, red, and white begonias. The Yard of the Month was temporarily on hold after the YOM sign disappeared and had to get replaced. However, it will be back up and running in March. David Gorman of Greater Texas Landscape Services, Inc. is the new account manager that will handle our subdivision. He has mentioned interest in attending one of our future HOA meetings, so we will coordinate his visit with the Board of Directors.



Newsletter: Rae Ann Doerr has joined the Newsletter Committee as the new layout editor as Robin Lingard is leaving the position. We all wish to thank Robin for all the hard work she has done in the past on the newsletter and in other committees. Her involvement with the Lakeline Oaks Homeowners Association is greatly appreciated.



Recreation: The upcoming Spring Garage Sale will be held on Saturday, April 14th, 2007, from 8:00 am to 12:00 pm. Residents will need to email the Recreation Committee if they are interested in participating. The 2nd Annual Pool Party will be on Sunday, June 17th, 2007, from 6:30 pm to 8:30 pm. More information in the form of flyers will be sent out later closer to the date. Please be aware that limited spaces will be available for this event, so RSVP may be necessary.



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.

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
2006 Christmas Lighting Contest Winners!!*

*First Place: 2202 Portwood Cove
Second Place: 1108 Hunter's Creek Drive
Third Place: 2321 Clover Ridge Drive*

Spring Cleaning

Spring is not just the season when the grass begins to grow green and the leaves reappear on the trees. It is also a time for the appropriately named activity of spring cleaning. The following is a list of some of the *main tasks involved:



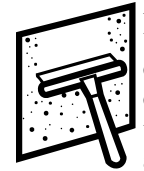
Vacuum rugs and carpets. Machine-wash or dry-clean area rugs, and shampoo wall-to-wall carpeting. Wash and wax floors.



Unplug refrigerator; discard any items past their prime. Store food in a cooler, then wash fridge from top to bottom with warm, sudsy water. Add baking soda to solution to deodorize surfaces.



Check smoke detector batteries frequently; replace every 6 months. Check batteries in carbon-monoxide detectors and flashlights; inspect pressure gauges on fire extinguishers.



Remove dust, dirt, and cobwebs with a soft brush. Wash windows inside and out with a mild dilution of either ammonia or white vinegar in water; dry with a squeegee followed by a rag.



Take down window treatments. Dust slat blinds, and launder curtains and fabric shades: Either hand-wash and lightly steam in place, or send to a dry cleaner.



Vacuum and clean grates, coils, and condensers on furnaces, refrigerators, stoves, air conditioners. Remove filters in furnaces and air conditioners, and either clean or replace them.



Vacuum mattresses and box springs. Rotate and flip mattresses before replacing them on the springs. Flip sofa and chair cushions.



Separate clothes into piles: off-season, give away, dry cleaner, tailor. Wash and mend clothing before replacing in closet or storing.



Remove storm windows; replace cracked panes, recaulk windows, and repaint the frames before storing. Before installing screens, repair holes with tweezers (or replace entire screen).

* <http://www.marthastewart.com/page.jhtml?type=learn-cat&id=cat21595>

Santa's Visit to Lakeline Oaks



Santa Claus came to visit Lakeline Oaks on Saturday, December 16th. Many children with their families came by to meet Santa Claus, who presented them with gifts, and to enjoy cookies and hot chocolate. The Recreation Committee would like to thank all that participated and attended.

