



Spotlighting Locally-Owned Businesses



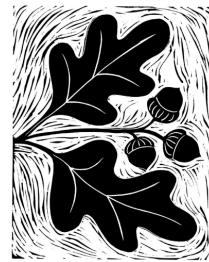
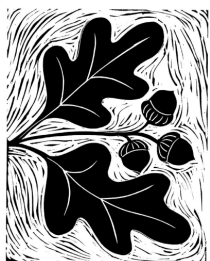
Though the HOA cannot formally endorse any company, the Newsletter Committee would like to list homeowner-owned/homeowner-run local firms to make other residents aware of what resources are available to them. Below you will find a list of businesses that the Newsletter Committee was made aware are homeowner-owned/homeowner-run. * Please remember that the companies and services noted does not constitute an official endorsement from the HOA.

Landscaping Design Services
It's My Yard Landscape Design
Owner/Designer: James Costabile
Office Number: 512-336-8688
E-mail: texas4ever@netzero.net

Real Estate Services
Corrine Costabile, REALTOR
Seniors Real Estate Specialist/GREEN
Keller Williams—Cedar Park Market Center
Office Number: 512-906-9642
E-mail: Corrine.Costabile@gmail.com

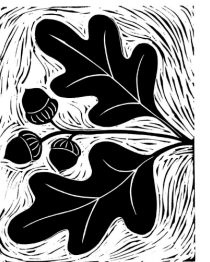
If you are a homeowner, have an appropriate business, and want your company listed in an upcoming edition, please e-mail the Newsletter Committee with your name, home address so that we can verify, company name, company website, other company information (e.g. phone number(s), etc.), and what the company does so that it can be properly categorized.

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



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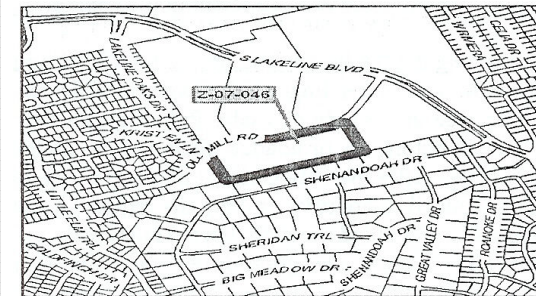
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Corrine Costabile
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welcome@lakelineoaks.org


Rezoning of the Old Mill Road Undeveloped Land Next to The Park at Lakeline Oaks



line Oaks Bldg. (1000 Old Mill Rd.) on Thursday, July 8th, @ 7:00 PM. As mentioned in the previous newsletter edition, the following are the details communicated at that meeting.


Jennie Braasch conducted the meeting with two of her assistants in attendance. Representatives from other neighborhoods, Shenandoah and Cypress Mills, were present. A meeting handout, which will be posted on the Lakeline Oaks website, was given out to attendees. Ms. Braasch went over what possible structures/businesses could be built on that property under its current zoning of General Office (GO). Then, the discussion went into the possible new development of the area that involved a re-zoning. This involves the building of single-family homes with little or no front and back yards. The Cottages at Lake Creek by Ash Creek Homes (<http://www.ashcreekhomes.com/index.cfm?method=OurCommunities.CommunityDetail&CommunityID=1>) was pointed out as a similar type of community in the Austin area. Only 10 of the 13 acres would be touched due to the existence of the power lines. The developer that would be constructing these houses would be Standard Pacific Homes (<http://www.standardpacifichomes.com>), which would be their first foray into establishing a garden home community. The houses are expected to range 1200-2200 sq. ft with a median price of \$180-200K for a 1200 sq. ft home. It was revealed that homes would not sell for less than \$150K as it would not be a profitable project for all parties involved. Pohl Partners believe that the land should be re-zoned as a Town Home Residential District (TH), but had a meeting to confirm with the City of Cedar Park. No site or design plans were developed at this time as it was mentioned that no costs would be incurred by the developer until the proper re-zoning was approved. One attendee requested that when the site and design plans were completed that another meeting be held that presents this information to the community. A concern about the houses becoming rental properties was brought up from multiple attendees. It was mentioned that it is very difficult to eliminate that situation as there are some legitimate reasons for this to happen, such as a homeowner having to move out of state but hasn't sold his/her home yet. On those questions and concerns that Ms. Braasch couldn't address immediately, she would follow-up via e-mail to those who provided their e-mail address. The one and only follow-up e-mail from Pohl Partners came five days afterwards. The meeting with the City of Cedar Park resulted in a second re-zoning possibility of a Condominium Residential District (CD). Also, the concern about rentals was addressed. "As per your suggestion, there will be imposed regulations to restrict the number of homes sold to investors. The Restrictive Covenants that will remain on the land no matter who owns it and/or develops it will include some kind of verbiage that will protect the neighborhood by requiring the developer to sell 80% to homeowners not investors. Expect an e-mail in the future with the exact wording." No further progress on the re-zoning has been made as there is not a notice of re-zoning sign on the land and no LLO homeowners within 200' of the property has received a proposed zoning change letter. We encourage all homeowners to get on the LLO distribution list to get any HOA late-breaking news or where community action is required by contacting the Newsletter Committee at newsletter@lakelineoaks.org.

Lakeline Oaks Community Committee Updates

 The Architectural Control Committee (ACC) in cooperation with the MUD is in the process of handling homes that installed the wrong color roofs along with other improvements that were made without approval. Please be patient with us as we do our best to resolve these issues. If an improvement has been made without obtaining proper approval, a homeowner can submit the request form now. It needs to be noted on the form that the improvement has already been made and the ACC will vote on and respond to the request. Any request made without prior approval can be denied, and the homeowner would need to remove the improvement.

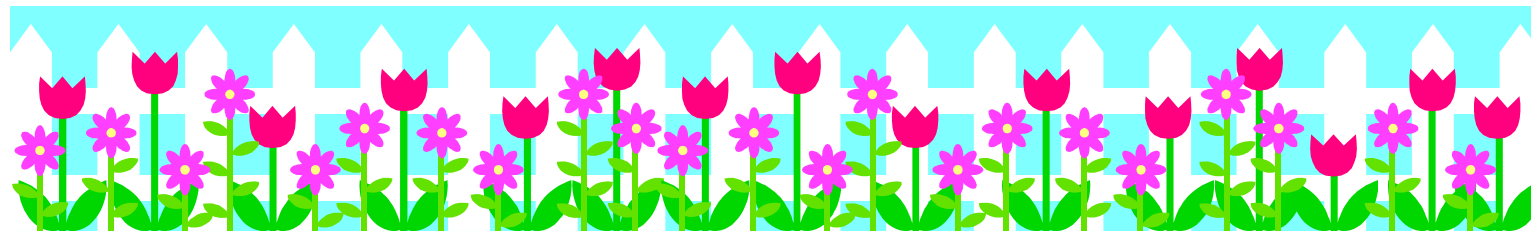
Also, there are a number of homes that have plantings and hardscape that are in the strips between the sidewalk and street that have not been approved by the ACC. The ACC understands this area tends to be difficult to water without waste and wants to offer homeowners other options that would not need as much water as grass. Currently, the ACC has agreed to ground cover plants that are dense like grass and less than about a foot tall (so that visibility is not impaired). If a homeowner would like to install ground cover that fit these criteria, the ACC would be happy to review the request. The plant name should be included on the request form when it is submitted. Of course, it would be expected that the area is kept weeded while the ground cover grows in and that the ground cover be kept off the sidewalks and curbs just as if it were grass. If you have any questions, please email the ACC at acc@lakelineoaks.org.

Finally, as a reminder, our restrictive covenants prohibit overnight parking and require lawn maintenance. These are two topics on which most complaints are received, and your cooperation will assist in keeping our neighborhood a desirable place to live.

 Landscaping: The Landscaping Committee recently renewed our landscaping contract with ECOSystems Landscape Services. The cost increased by \$2,849.00. The increase was due to the inclusion of mulching designated, existing beds/tree rings twice a year and to the increased number of flowers needed during the spring and fall change outs. ECOSystems' original flower count was based on the bid information that was provided when the committee was looking at other landscapers to service our HOA. The areas actually required double the number of flowers. ECOSystems didn't charge the HOA for the extra plants by honoring the initial contract price. However, the increased overall contract cost was still the most competitive when looking back at former bid proposals from the other companies.

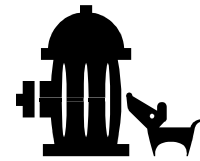
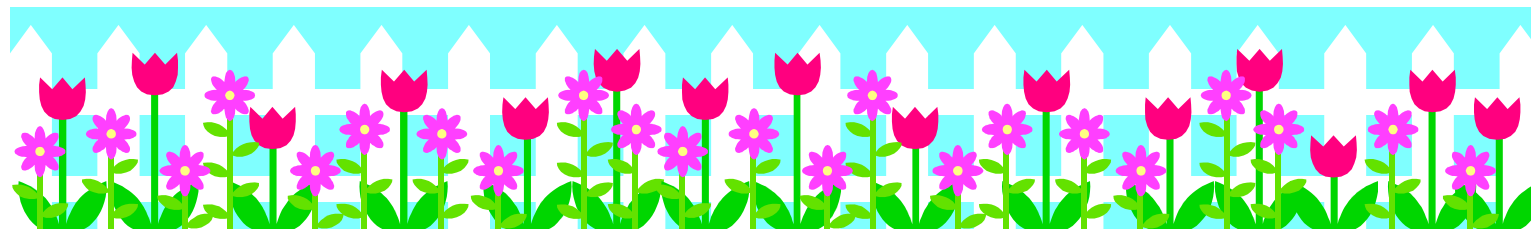
The fall flower change outs are expected to occur in November and to be the following: dwarf snapdragons in a mix of colors in the two small beds along Little Elm Trail and in the two small beds along the Lakeline Oaks Dr. main entry and pink and yellow snapdragons with white dianthus in the front in the large bed of the median at the Lakeline Oaks Dr. main entry.

The Landscaping Committee has determined the weekend to hold the annual Christmas lighting contest. It will be the weekend of December 18th-19th. Winners will receive gift cards from a local home improvement store. More details will follow in the next newsletter edition.

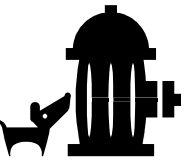


Congratulations to our Spring 2010 Yard of the Month Winners

March: 2101 Woodridge Cove
April: 1101 Old Mill Road
May: 1002 Brighton Bend



SCOOP the POOP



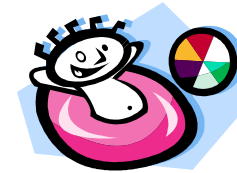
About 63 percent of all households in the United States have a pet with about 75 million dogs and about 85 million cats owned in our nation (<http://www.asPCA.org/about-us/faq/pet-statistics.html>). Therefore, a large number of our homes in our HOA has at least one pet be it a dog, cat, bird, fish, etc. As pet owners, we not only have a responsibility in taking care of our pets but also taking care of them with respect to our fellow homeowners. This means cleaning up after our pets when taking them out while walking and/or running around outside in the neighborhood.

No one likes to see pet waste in his/her front lawn that he/she takes the time to mow and edge to keep up its appearance. In addition, uncollected pet waste poses a health hazard to humans, especially children, and other pets exposing them to giardia, roundworms, and salmonella, along with other bacteria, parasites, and viruses. Pet waste not picked up can affect water quality when it gets into our water system. This includes increasing the growth of algae, increasing the growth of aquatic weeds, reducing oxygen for fish, and creating unsafe recreational areas for fishing and/or enjoying.

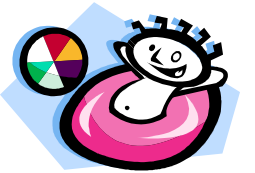
What Can You Do?

- **Bring It!** Carry a scooper bag when you walk your pet.
- **Scoop It!** Use the baggie as a glove, scoop the poop, invert and seal/close up the bag.
- **Toss It!** Place pet waste in the trash. (http://www.cityofaustin.org/watershed/downloads/scoop_post_card_front.pdf)

Recently, the Municipal Utility District (MUD) installed pet waste/poop stations in all the parks within the MUD as a convenience to the residents and to maintain the parks' appearance and enjoyment quality.



Lakeline Oaks 5th Annual Pool Party



Lakeline Oaks homeowners along with their families came out for the fun and the sun at the Fifth Annual Pool Party held at the pool facility at Elizabeth Milburn Park on Sunday, June 27th, 2010. Attendees not only splished-splashed throughout the entire event but took time out to enjoy food and drinks. Thanks to all that participated and attended.

