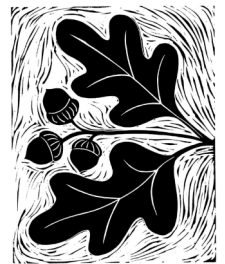




Lakelines

A community newsletter for the homeowners of Lakeline Oaks



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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

James Costabile
Kristi Flenniken
Alice Friedman, MD
Shelley Helms
Stephanie Jacobson
Lila Lyckman
Callie Nelsen
acc@lakelineoaks.org

Landscaping Committee

James Costabile
Rae Ann Doerr
Judy Downing
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Newsletter Committee

Rae Ann Doerr
Nancy Kenny
newsletter@lakelineoaks.org

Recreation Committee

Nancy Kenny
Yana Richter
Terrie Sharpe
recreation@lakelineoaks.org

Website Committee

Don Lyckman
webmaster@lakelineoaks.org

Welcoming Committee

Corrine Costabile
Kristi Flenniken
Rae Ann Doerr
welcome@lakelineoaks.org

Williamson Travis Counties MUD#1

wtcud1@wtcmud1.org

Park Facilities via Severn Trent

parks@stes.com

Tennis Facilities via Severn Trent

tennis@stes.com

Bulky Trash, Garbage, and Recycling

Services via Severn Trent

garbage-recycling@stes.com



Lakeline Oaks Annual HOA Meeting



The Lakeline Oaks Annual HOA Meeting is scheduled for Wednesday, May 29th, 2013, 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.

*** An Apple iPad mini will be raffled off from those proxies mailed back, and an Amazon Kindle Fire HD 8.9" will be raffled off to those in attendance.**

Last year, a drawing was held of those people that sent back their proxies for a prize of their choice: either a \$120 gift card or one year of HOA dues free.

Congratulations to homeowner Lori Elam, who chose the latter prize!

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 Steve Davies', please contact the BOD at bod@lakelineoaks.org.

Message from the Lakeline Oaks Board of Directors (BOD)

The Lakeline Oaks Board of Directors has scheduled open board of director meetings at The Park at Lakeline Oaks Community Center, which is located at 1000 Old Mill Rd., Cedar Park, TX 78613, on the last Wednesday of every odd-number month. The dates are the following:

Wednesday, May 29th, 2013 (Annual HOA Meeting)
Wednesday, July 31st, 2013
Wednesday, September 25th, 2013
Wednesday, November 27th, 2013

Homeowners are encouraged to attend and bring up any issues or concerns to the board. The agenda for each meeting will be posted no later than seventy-two (72) hours beforehand on the Lakeline Oaks website (www.lakelineoaks.org).

Lakeline Oaks Community Committee Updates



Architectural Control Committee (ACC): The ACC wants to remind homeowners that **any exterior property changes/improvements** in either the front or back yard, which includes exterior painting, fencing, roofing, gutters, landscaping, hardscaping, pool/spa installation, shed installation, tree removal/installation, etc, 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.

The ACC would also like to point out that last year's severe drought had affected landscaping throughout the neighborhood, so please remember that even our large trees need some water, which means during such a long period with no rain at all, they will need supplemental watering in order to survive. Our trees are one aspect of our neighborhood that is appealing and keeps our property values up. Please help keep our neighborhood trees alive by ensuring your trees, even established ones, get enough water to stay alive. If you lose a tree to drought, the ACC still needs to approve its removal and plans for replacement (just as any other landscaping change needs approval) through the submission of an ACC Improvement Request Form that can be found on our website.



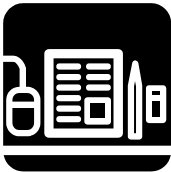
Recreation: The annual community garage sale is scheduled for Saturday, May 18th, 2013, from 8:00 AM-12:00 PM (Noon). Please note that there is no alternate rain date planned for this event as the weekend before and after have holidays scheduled. No arrangements to have a charity pick up the leftovers afterwards are being coordinated. 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 have any questions, please e-mail Betsy Harris at recreation@lakelineoaks.org **AND** betsy929@att.net or call her at 512-249-9779. 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 8th Annual Lakeline Oaks Pool Party is scheduled for Sunday, August 4th, 2013, from 6:15 PM to 8:15 PM at the Elizabeth Milburn Pool. Food and refreshments will be provided. 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 at recreation@lakelineoaks.org.



Newsletter: Due to other responsibilities held by the members of the newsletter committee, the newsletter will come out at least annually. In addition, we are trying to get each homeowner's e-mail address so that we can communicate quicker of upcoming events, important information, etc. Please e-mail the committee to be added to the distribution list and provide your home address. We will only communicate information pertinent to the HOA and the neighborhood, such as rezoning that would affect us.



Welcoming: The delivering of welcoming baskets was on a long temporary hiatus due to the birth of a baby by one of its members. The program will start up again soon. The committee will go back and cover those homeowners that joined the HOA this year. The basket includes food items, small housewares, and a gift certificate along with a fact sheet about the neighborhood. Please note that **ONLY** new homeowners that live in their Lakeline Oaks home are eligible and that the basket is only given when the homeowner is present and is not left on the doorstep. Therefore, if the homeowner is not at home after several delivery attempts are made, we will, unfortunately, have to move on to the next new homeowner.



All the Lakeline Oaks activities would never occur without our committees made up homeowners who volunteer their time and resources. Unfortunately, many of our committees consist only of a few people. Homeowners are encouraged to join any of our committees, which can be contacted at the appropriate e-mail addresses noted on the front of the newsletter if interested or if more information is needed about them. **Please consider getting involved and making an impact in our community!**



Facts About Lakeline Oaks



Since we have many different homeowners from those that are the original to those that are brand-new, this is a wonderful time to provide some helpful tips and insight about the community and homeowners association (HOA). **We would like to remind homeowners to read their Lakeline Oaks HOA Deed Covenants, Conditions and Restrictions (CCR's) that should have been received during or after closing as this article is not a substitute for that.** Lakeline Oaks is a wonderful residential community of 399 beautiful homes located in Cedar Park, Texas. The homes began construction in 1994 by Scott Felder which later became Ryland Homes.

Neighborhood/Municipal Utility District (MUD)

- Trash and recycling pickup can occur very early Monday morning depending on your home's location, so it is suggested to take them out before Monday 7AM. Please note that trash containers can only be out from noon on Sunday to noon on Tuesday. All other times, they need to be kept out of sight (either in the garage or in the backyard behind the fence).
- Bulky trash (items that don't fit in the trash can) are picked up every Tuesday as the trucks drive through the neighborhood that day. Therefore, it is suggested to have these types of items placed curbside in the front of your home the day before or no later than 7AM Tuesday morning. Please do not place bulky trash out any earlier to avoid being cited for unsightly articles (http://www.lakelineoaks.org/documents/Unsightly_Articles_List.pdf). Any questions concerning trash (regular or bulky), recycling, or if bulky trash was not picked up can be directed to Severn Trent via e-mail at garbage-recycling@stes.com or calling (512) 246-0498 x221.
- Though we have a Cedar Park address, Lakeline Oaks homeowners pay taxes to the Williamson-Travis Counties Municipal Utility District (MUD) #1 (<http://www.wtcmud1.org/>). Therefore, our services, such as water, waste water, garbage, and recycling comes from them instead of the City of Cedar Park. In addition, our police protection comes from Williamson County instead of Cedar Park. Therefore, to use the Cedar Park Library, homeowners must pay a fee to get a library card.
- The park amenities are managed by Severn Trent, who handles all the MUD services, as these are part of the MUD. Park facilities, such as The Park at Lakeline Oaks outdoor pavilion and indoor building, can be rented by homeowners for a fee or entrance gained, such as The Park at Lakeline Oaks tennis courts, via access cards/keys (<http://www.wtcmud1.org/rentals>). If interested, please contact Severn Trent via e-mail at parks@stes.com or tennis@stes.com or calling 512-246-0498.
- Lakeline Oaks deed restrictions are enforced by the MUD through RealManage (10800 Pecan Park Blvd., Suite 100, Austin, TX 78750; Customer Service #: 1-866-4-RealService/1-866-473-2573). The account manager is Kristi Hamann - Office: 512-492-6073; E-mail: wtcmud1@realmanage.com). Please be aware that property inspectors and off-hours inspectors drive through the neighborhood at random times. The MUD holds deed restriction meetings at the The Park at Lakeline Oaks Community Center on the second Wednesday of the month at 7:00 PM while they hold general board meeting at the same place on the third Wednesday of the month at 6:00 PM.
- **One of the Lakeline Oaks deed restrictions that is most commonly violated is overnight parking, which is explicitly stated in our CCR's. In an attempt to assist those homeowner trying to abide by this restriction, the Lakeline Oaks BOD has informed the MUD that the HOA will not cite those homeowners that have their cars cover no more than 50% of the sidewalk overnight. However, pedestrians must still be able to cross the driveways without having to enter the street. In addition, the Lakeline Oaks HOA is not responsible if a homeowner gets cited by a policing authority for blocking the sidewalk if they meet these criterias.**

HOA

Goodwin Management Inc. handles the overall management of the HOA. The person who handles our subdivision is Celeste Schultz – Office: 512-852-7922; Cell: 512-609-3708; Fax: 512-346-4873; E-mail: Celeste.Schultz@goodwintx.com. The HOA association has a website at <http://www.lakelineoaks.org> where you will find more information about the HOA, contact information, appropriate documents, upcoming events, and late-breaking news. Please note that the website is constantly being updated.

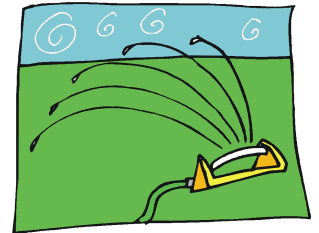
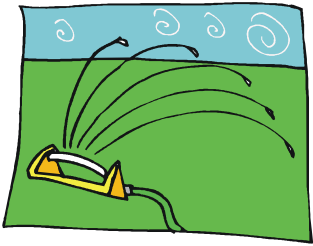
We encourage all homeowners to get involved in the HOA by participating through a variety of committees available (board of directors, architectural control, landscaping, newsletter, recreation, website, and welcoming) and providing input. These groups are made of Lakeline Oaks homeowners, who volunteer their time and resources, and coordinate events throughout the year.

- May – Annual HOA meeting and election (Board of Directors - bod@lakelineoaks.org)
Annual Neighborhood Garage Sale (Recreation Committee - recreation@lakelineoaks.org)
- Summer – Annual Pool Party held at the Elizabeth Milburn Pool (Recreation Committee)
- December – Christmas Lighting Contest - Winners: \$100/\$75/\$50 Gift Card (Landscaping Committee - landscaping@lakelineoaks.org)
- Monthly – Yard of the Month - Winner: \$50 Gift Card (Landscaping Committee)
- Annual – Lakelines Newsletter (Newsletter Committee – newsletter@lakelineoaks.org). Please e-mail the committee to be added to the distribution list to receive the newsletter and any neighborhood alerts/events/updates via e-mail.
- Semi-Annual – Determine Spring and Fall plantings at the entrances (Landscaping Committee)
- Ongoing – Review and approve homeowner architectural and exterior property change/improvement requests to ensure that requests meet and uphold Lakeline Oaks (LLO) Architectural Control Committee (ACC) guidelines. (Architectural Control Committee – acc@lakelineoaks.org)
Maintain and update the website as necessary (Website Committee – webmaster@lakelineoaks.org)
Welcome new homeowners – Welcoming Committee – welcoming@lakelineoaks.org

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



Stage 2 Mandatory Water Restrictions



Even with the recent rains experienced earlier this spring, the amount received was not enough to get our area out of the drought stage. Therefore, Williamson Travis Counties Municipal Utilities District #1 (WTC MUD #1), which Lakeline Oaks is a part of, continues to be under Stage 2 Mandatory Water Restrictions that was made effective on Thursday, August 25th, 2011. Since WTC MUD #1 uses Cedar Park water, the MUD follows the water restrictions enacted and applied by the city.

Under mandatory water restrictions, water customers are required to follow the watering schedule and should water less than allowed if possible:

- Residential addresses ending in an even number may water outdoors on Thursdays and Sundays before 10 a.m. or after 7 p.m.
- Residential addresses ending in an odd number may water outdoors on Wednesdays and Saturdays before 10 a.m. or after 7 p.m.
- All commercial/business addresses, even and odd, may water outdoors on Tuesdays and Fridays, before 10 a.m. or after 7 p.m.

Residents are permitted to water with a handheld hose equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow when the hose is not being used, or handheld buckets at any time and on any day.

Violation of the mandatory restrictions is a fineable offense. Upon first violation you will receive notice via a door hanger tag. Second and subsequent violations will result in a \$200 fine on your water bill. Severn Trent, the water management company for the MUD, and property inspectors will be looking and citing violators of the water restrictions.