



# Austin's Colony Connection

[austinscolony.org](http://austinscolony.org)

Fall 2012

**Our Mission:** We will continually strive for the betterment of our neighborhood, enhanced property values and improved quality of life by encouraging Austin's Colony residents to actively participate in providing a safe, clean, beautiful, and dynamic neighborhood.



## Welcome To Austin's Colony

A redesigned sign and landscaping at the entrance to Austin's Colony at Boonville Road welcomes all residents and travelers on Austin's Colony Parkway. Landscaping in the first two medians is an ongoing project of the Homeowners Association to introduce the development. The HOA mows and maintains Austin's Colony Parkway for the benefit of the community and extends a warm "Welcome to our neighborhood".

## Letter From Our HOA Board President

Dear Neighbors:

The purpose of having a Board of Directors is to handle the affairs of this Association and their goal is to protect the property values and living environment of each homeowner in Austin's Colony. It is required in our HOA Bylaws that our Association have an Annual Meeting for residents to attend so that they can be knowledgeable of actions and the financial situation of the Association.

We need your help. At the Annual Meeting held on September 10, 2012, we barely had a quorum. A quorum is 26 % of the total voting power of our Association. At this time we have 428 possible voting members. We only had 110 members that either attended the September 10<sup>th</sup> Annual Meeting or returned their proxies. A quorum can be obtained from homeowners attending the meeting or by returning the proxies they receive in the mail before the Annual meeting takes place. Please do one or the other. You may not see the importance of this request but your attendance is really imperative for us to have the meeting and conduct the business of your HOA. Without a Board our neighborhood would deteriorate and the values of our homes would lower and the quality of our neighborhood would likely deteriorate as well.

Next year at about this same time when we hold the HOA Annual Meeting, your board hopes you will choose to attend the Annual Meeting. If you can't or even if you think you may or may not attend, please sign and return your proxy to the address stated in your meeting notice letter.

If you have any question, please feel free to call me at 776-3570. I assure you that your board, which is made up of volunteers, is working hard to keep our neighborhood clean, safe and a great place to live.

Thank you and wishing you wonderful and joyful holidays ahead.

Bettye Pool, President

## Welcome New Residents!

We hope you enjoy your new home in Austin's Colony and have many happy years in the neighborhood. We look forward to getting to know you!

## Officers and Directors for 2012-2013

President	Bettye Pool
Vice-President	Richard Burnam
Secretary	Bart Labowitz
Treasurer	Thomas McGrew
Peggy Bloomer	Tony Tasillo
Eric Henderson	Donna Walker
Brenda Brown	

Email: [theboard@austinscolony.org](mailto:theboard@austinscolony.org)

## Upcoming Board Meetings:

All meetings are at 6:30 pm and held at Harvey Mitchell Elementary School generally on the first Tuesday of the month.

- Wednesday, October 3, 2012
- Tuesday, November 6, 2012
- Tuesday, December 4, 2012

Meetings are open to everyone, but if you wish to address the board on a particular issue, please contact the board through the online form at [www.austinscolony.org](http://www.austinscolony.org) or by calling a board member personally prior to the meeting.

## Mowing

The HOA was returned the responsibility of mowing Austin's Colony Parkway between Boonville and Colony Creek when the City of Bryan dropped the mowing of the city street from its 2012 budget. Mowing and maintenance of the landscaping of this city street is a significant portion of the HOA budget. The HOA also mows Thornberry Drive, Bullinger Creek, and a few other public areas.

## Bravo!

Thanks to all of our Austin's Colony residents who paid their 2012 HOA assessments in a timely fashion. If you have not paid your 2012-2013 assessments, please check your records and send in payment.

Please mail them to:

**Austin's Colony  
Homeowners' Association  
427 Dellwood Street  
Bryan, TX 77801**

Homeowners may call Jennifer at 822-4443 to arrange payment. Keep in mind that credit cards are not accepted.

## National Night Out-Tuesday, October 2, 2012



National Night Out Against Crime is a joint police-community partnership. All residents are encouraged to gather to meet your neighbor, discuss neighborhood concerns and promote community involvement.

**NATIONAL NIGHT OUT** is designed to:

- heighten crime and drug prevention awareness
- generate support for and participation in local anti-crime programs
- strengthen neighborhood spirit and police-community partnerships
- send a message to criminals, neighborhoods are organized and fighting back



**CITY OF BRYAN**  
*The Good Life, Texas Style.*

A special thanks to these sponsors for this community event!

**A Little History**

Austin's Colony is part of the original Stephen F. Austin survey granted for development by the Mexican Government before Texas became a state. Boonville Cemetery is part of the original town site that developed before the railroad came in the 1860s to the area. Businesses and trade relocated along the railroad to what is now Bryan. Mark and David Carrabba purchased property in 1992 for a residential development which they began in 1994 and named Austin's Colony.

Here is a short look back at the history and progress that have come to Austin's Colony.

Austin's Colony Homeowners' Association (ACHOA), established in

2002, marks ten years of planned growth and development in 2012. Each property owner becomes a member of the ACHOA when the Deed of Trust is signed conveying the property to the new owner(s) and agrees to uphold the Declaration of Covenants and Restrictions (CC&R). All homeowners share the responsibility of maintaining the property and adhering to the codes. The By-Laws govern the Board of Directors who are residents elected to guide the ACHOA for the general benefit of the development.

In 2002, Phases 1-7 were actively building. There were 208 platted lots. In 2012, Austin's Colony has grown to Phase 12 and 428 platted lots. Austin's Colony is planned to grow to Phase 22 which will be across from Rudder High School.

Streets and houses will replace the pastureland.

In 2002, ball fields and trees marked the entrance to Austin's Colony off Boonville Road. There was no traffic light and AC Parkway ended just past Harvey Mitchell Elementary School and Austin's Colony Park. In 2003, Jack-in-the-Box arrived on Boonville Road with Premier Cinema coming in 2005 and Kroger in 2006. Austin's Colony Parkway was extended to Old Reliance and Rudder High School opened in the Fall 2007.

With the growth of Austin's Colony, the ACHOA Board of Directors in 2008 voted to contract with Association Services for management of records, correspondence and code enforcement.



**Door-To-Door Sales**

Door-to-door solicitation requires a permit issued by the City of Bryan and must be on the person when soliciting.

Residents do not have to open the door to any solicitor. Children must be cautioned by parents NOT to open the door for anyone they do not know particularly if an adult is not home. If there is concern or issue, residents should call 911.

**Neighborhood Conservation Districts**

Phases 6, 7a, 7b, 7c, and 8a—Williams Trace, Williams Glen, Williams Way, Williams Bend, and Colony Chase—have Neighborhood Conservation zoning classification (R-NC) passed by the City of Bryan in 2006. The purpose of this R-NC classification is to preserve, protect, and enhance the character of established residential neighborhoods. Any property on the above named streets that is occupied by more than two unrelated adults is in violation of this conservation designation. Any property listed for sale must disclose this information to any prospective purchaser. Anyone interested in this restriction for other phases may contact the Board or the City of Bryan for details.

**Code Enforcement**

The HOA monitors properties for compliance with Austin's Colony Covenants, Codes, and Restrictions as signed by property owners at settlement. The City of Bryan Code Enforcement Section enforces municipal codes for keeping property in safe and sanitary condition and may issue citations for violations. HOA violations may be reported to the HOA website. For questions or to report violations, call 209-5544 for Bryan Code Enforcement.

**Other Building On Property**

Any out building on a property for storage or other use must be approved by the Architectural Control Committee (the developer, Mark Carrabba) for ten (10) years from original development. These structures must not locate in easements and must be seven feet from back and side property lines. All property owners/residents must comply with Deed Restrictions for your property. Depending upon the size of the structure, the City of Bryan may require a building permit.

**Swimming Pool**

The current Board of Directors has no plan to pursue building a swimming pool. Last year, surveys were mailed to 400 property owners. From that poll, only 110 replies were received with a 50-50 split for and against construction and operation of a pool.

**Noise Ordinances**

**Animals barking or howling:**

It shall be unlawful for any person to harbor or keep on his or her premises or in or about his or her premises under his or her control, any animal which by loud or unusual barking or howling, or by noise of any type, causes the peace and quiet of the neighborhood or the occupants of adjacent premises to be disturbed. (Sec. 10-14. - Code 1988, § 4-14; Ord. No. 909, § 1, 5-10-1994)

**General:**

Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort, or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance and, as such, is liable to be abated, is hereby prohibited. (Sec. 50-121)

**Pets**



Austin's Colony deed restrictions limit pet owners to two animals: i.e., 2 dogs, 2 cats, 1 dog and 1 cat, or two other combinations. Pet owners are reminded that pets by City ordinance must be kept on a leash and not permitted to run free. Owners must clean up any deposits of pet on sidewalks and adjacent property.

**General Information**

**Regular Trash Pick Up:**

Tuesdays. All trash should be bagged to keep the streets clean.

**Bulky Trash/Furniture Pick Up:**

Fridays for Austin's Colony.

**Grass Clippings City Ordinance:**

Grass clippings are not to be blown into the street. The debris clogs sewers and impacts stormwater management. Mulch or bag the material for proper disposal.

**Hours All City Parks In Bryan Are Closed:**

11:00 p.m.-5 a.m. each day (Code 1988, § 19-38; Ord. No. 615, § 1, 5-5-1986; Ord. No. 1364, § 1, 8-27-2002)