

AUSTIN'S COLONY SUMMER NEWSLETTER

Howdy Neighbors!

Once again we find ourselves waiting for the sweltering summer to give way to the fall and winter. That means football and HOA General Meeting Time. It is the most optimistic time of the year!

Our General Meeting will be on Monday, September 10, 2018, 7:00pm, and will once again be held at the Mitchell Elementary. I encourage everyone who can, to please plan to attend the meeting. It is a great opportunity to learn and speak about our neighborhood and issues that affect it. As always if you cannot attend, proxies can be mailed to our management company or given to a board member when out and about collecting them before meeting. Also if you have a willingness to serve, our HOA board currently has positions open. Please contact the HOA if you are willing to serve on the board. Board members are elected to serve 2 year terms. It is a great opportunity to learn about our area and serve the residents of Austin's Colony.

One development you will read about in our newsletter is the City of Bryan will be proposing a new crosswalk signal system along Austin's Colony Parkway. This will be especially helpful with our neighborhood children that utilize the path to Sam Rayburn Middle School.

As you might have noticed, our neighborhood keeps growing. With that growth comes added expense to the Association. The board has worked hard to keep costs and expenses as low as possible, but this year will be second year in a row that we will operate with a slight budget deficit. And unfortunately, we only see our costs increasing each year. With that in mind, effective 2019 that Austin's Colony HOA dues are set to increase to \$130 per year. This would be the first increase in HOA dues since 2012. In looking at our 3 year budget projections, this increase allows the HOA to keep up with our increasing costs in lawn maintenance, management, and utilities, and prevents further budget deficits. This measure was something that the board does not take lightly and works diligently to operate the HOA as efficiently as possible, as well as being good shepherds with the HOA's money.

I would like to give a special welcome to all our new residents in Austin's Colony. Please visit our website for information about Covenants and Restrictions for your phase, or to contact the HOA with questions and issues that you may have. Also our board meeting schedule is posted on the website as well.

We as a board HOA management team work for all our residents whether you have moving into our new developing phases or an existing phase. Our mission as a board is to 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. I ask for your active participation in our neighborhood in order for us all to achieve our mission.

Thank you,

Charles Grimes, President

www.austinscolony.org

MEETING

Annual Meetings are held in September at the Mitchell Elementary School. We must maintain a 26% attendance to hold this meeting. It is very important that each resident, sends in proxy now so you won't forget. Please mail, fax, email, give it to a neighbor, or contact board member by website to pick up. If we cannot maintain enough in attendance or by proxy letters, it will cost the Home Owners Association additional money to reschedule until that goal is met. Please watch for signs as a reminder as we get closer to the meeting date. Guest Speakers for the meeting will be: Mayor Andrew Nelson, Councilman Greg Owens, Councilman Buppy Simank, Developer Grant Carrabba, Officer Melinda Fox, Gary Schatz, and Marcus Walker.

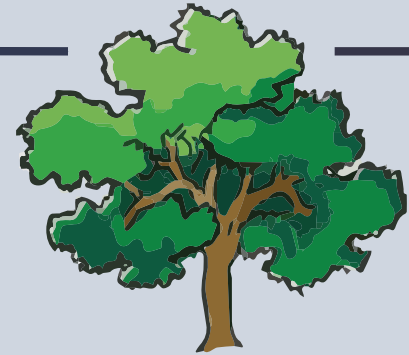
Management Contact Information:

hoa@bhhs caliber.com, Fax 979-694-1353, Phone 979-703-1819

AUSTIN'S COLONY SUMMER NEWSLETTER

NEWS — *What's Happening* — NEWS

- Thank you to Keep Brazos Beautiful for cleaning up the Parkway in March. Any resident may nominate a yard to Keep Brazos Beautiful for Yard of the Month. This will be for exemplary lawn and landscaping care. If you are chosen as a winner, resident will receive a personalized garden stone to keep, and a temporary yard sign will be placed in your yard. Information can be obtained by going to their website, www.keepbrazosbeautiful.org/yard-of-the-month
- Once a month, you may see Brazos County Inmates walking with security picking up trash along the Parkway. This is a great help to our area keeping it cleaned and managed, saving the association money from our maintenance fees.
- Landscaping Project Phase Two was completed with additional juniper beds and added crepe myrtles to the Parkway as well as beds along Bullinger. Board member, Patti Wade, applied for a Neighborhood City Grant and HOA was awarded \$5,000, along with the donation of \$4,000 from Grant Carrabba for the project. The City of Bryan donated one water tap along the Parkway where crepe myrtles are located, bringing that to four taps donated to the three year project. The rocks that were placed by large drift rose flower bed that comes off the Krogers exit last year, have paid off. Before the rocks were added, constant irrigation repairs were needed because of vehicles running over the sprinklers, also destroying some landscaping. Since the rocks were added, at least three instances with vehicles prevented repairs.
- Advertisement signs are not allowed along streets. If you are walking or driving and see one, you may remove it and will help out the HOA. Yard advertisement signs are also not allowed unless you are having contract work done and should be removed once project is completed.
- There are many Garage Sale signs that are placed at our entrance that are not part of our neighborhood, and many make no effort to pick up when sale is over. HOA restrictions do not allow such signs, but we allow our own residents to place garage sale signs along the Parkway and ask that you pick up after last day of sale. It is against City Restrictions to attached to any city pole or fixture. All Garage Sales require a \$3.00 permit and you are allowed to have one every 4 months. Please call Development Services, 979-209-5030 for information.
- When there is a concern regarding yards, trailers, codes, dues, etc., we ask that you contact the board on our Austin's Colony HOA Website. This is the easiest and fastest way for board members as well as our management to address these questions. Please understand that each board member in this term as well as in terms past are volunteers. Each member tries to uphold what is best for the entire area. Presently we have no fine structure and it's strictly a "Good Neighbor Act" to maintain and take care our area. Please understand management as well as board members are doing their job to maintain and apply the CC&R's as written for the Home Owners Association.
- Thank you to Bob Holmes who helped in maintaining the Parkway Right of Way, retention pond off Settlers Way and for help with details of the Park. He now is back being the City Cemetery Sexton and will retire with 36+years in July 2019. Marcus Walker is the new contact for our area mwalker@bryantx.gov
- A Criminal Mischief Report was filed in July where three of the brick pilliars along Parkway were painted. We ask that if you see anyone in the Park after hours, to please call the non-emergency PD number and report. This is the only way we will be able to keep our subdivision safe.
- Development of Austin's Colony is growing. Presently we are about 620 homes with Phase 18 being developed and will have 31 lots. It will be completed by December 2018. Phase 19 has 14 lots and was completed the end of July. Grant Carrabba will give report at meeting on our area.
- Anyone wishing to help out on Christmas Entrance Decorations please contact the board.
- Board of Directors meeting will be held on October 2, 2018, 6:00pm, Management Board Room, 700 University Dr. #108, College Station.



HYBIRD BEACON LIGHTS

The City of Bryan is reviewing and looking into placing what is called a Pedestrian Hybrid Beacon along the Parkway near the 4200 block of Settlers Way. This is to allow pedestrians to safely cross the Parkway to the new trail going to Sam Rayburn school. It's called a "hybrid" because to drivers it acts first like a traffic signal and then like a stop sign. It looks different than a regular traffic signal: the lights are arranged in an upside triangle with two red lights on top and a yellow light on bottom. There is no green light; instead, it stays "dark" or turned off when there is not a pedestrian waiting to cross. Texas traffic law has been revised to allow drivers to not stop for the PHB when it is dark, as compared to a dark traffic signal where drivers are expected to stop and treat the intersection like an all-way stop. Gary Schartz, with the City of Bryan will be one of the guest speakers at meeting. To review complete information on PHB, please see HOA website.

FLAGS

The flags at our entrance off Booneville and Austins' Colony Parkway are maintained by Eric Henderson. We thank him for his ongoing volunteer service. He lowers and raises flags when half-staff days are advised. There has been discussion over the years that the flags were being flown incorrect due to the visual of poles looking as if they are the same height, but they are not. The center pole is indeed the highest pole and has been checked. All of our flags that we fly are disposed of properly as they become damaged or discolored. Those that fly flags in your yard, please be aware of flag edicate. Also when a businesses places flags out at residents' curbs, please remove when they become damaged or discolored.