

# AUSTIN'S COLONY SUMMER NEWSLETTER

**ANNUAL MEETING**  
**September 9, 2019**  
**Best Western Premier**  
**1920 Austin's Colony Parkway**  
**7:00 pm**

State Law requires solicitation of Board Members. If anyone is interested in a position on the HOA Board, please contact President, Patti Wade, She will be happy to answer any questions you may have regarding serving on the Board. The HOA Board meets quarterly and when needed for workshops, and also works on various projects and business for the HOA. If interested, your name will be placed on ballot for the Annual September meeting. Please submit no later than September 3, 2019.

It is also very important that all residents update their current file information including property address, mailing address, email and phone contact on Proxy Documentation.

- To submit "Animal Noise Complaints" you have options: 1) report the incident to Bryan Animal Control with or without leaving personal information, or 2) report the incident to Bryan Animal Control and file a formal complaint. Dogs are to be on a leash when walking and you should also pick up after your animal. Both are City Codes.
- Storage of items visual to street is prohibited by our Covenants, Codes & Restrictions (CC&R's).
- Did you know you are not supposed to block a driveway sidewalk? Please help keep our walkers and children safe so they will not need to enter onto the street.
- If you have home projects please call the Management Office or contact the Board via website to obtain an Architectural Control Form for approval. When in doubt, please just reach out and make a phone call to a Board Member and ask about the appropriate procedure. Also check to make sure if a city permit is required. You will find that contact number on our website [www.austinscolony.org](http://www.austinscolony.org).
- The Board of Directors is seeking volunteers for the upcoming 2019-2020 term. There is a need for committee volunteers to work on these projects: Christmas Decorations, Community Involvement, Newsletter Editor, Landscaping and Maintenance Coordinator. If you are interested, please contact a board member via the website for details.
- Each home registering their email address with management as well as signing up on Nextdoor.com could save our Homeowners Association money for notifications, updates, and ensure safety notice connections. This also

helps in communication for possible violation concerns. Please contact the management company to make sure your email address is updated or make sure your email address is recorded on your proxy sheet.

- If you are out and see activity at the park after hours, please call the Bryan PD Non-Emergency Number and report it. If you have complaints about the nature trail, creeks, or park, please call the Parks and Recreation Department or your Councilman. The HOA does not have any maintenance control for those spaces. Please see website for contact numbers.
- Feeding wild life such as deer also brings in feral hogs to our neighborhood. Please think about throwing out scraps and putting feeders out.
- Phases 1-11a/11c have been legally turned over to the Austin's Colony Home Owners Association by the Developers. Phases 11b-19 are still under the Architectural Control of the Developer.
- The HOA Board is filing for Tax-Exempt Status and looks forward to saving money on taxed items in billing.
- The City of Bryan has established a Neighborhood Conservation District to maintain the single-family quality of neighborhoods. As an HOA, we would want to preserve that family quality of life keeping our property values intact and not risk properties becoming rental property without tenant control. The primary issue is to limit the number of unrelated occupants in a dwelling at two rather than four, which the city presently permits for rental properties. This will also help control noise, parking complaints and yard care. All inquiries shall be directed to the City Secretary's Office Their office will give you instructions on how to

## MANAGEMENT CONTACT INFORMATION:

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perform task. Presently, our area has five of these Districts and these can be reviewed on the HOA website. These designations were done in 2006. The HOA Board supports the NCD concept and would support other phases in obtaining this designation. The HOA Board can help by supplying a Notary if the project is taken on by any phase.

- Our Homeowners Association was established by Carrabba Interests in 1984 with Phase One. We are currently at 650 lots with 19 Phases and still have room to grow for development. Our subdivision has four entryways including: Booneville, Old Reliance, and two off Thornberry (Austin's Estates and Greenbriar). Future plans are for Austin's Colony Parkway to extend all the way to Highway 21 and Thornberry extending to Old Reliance Road. New construction of homes will begin across from Rudder High School in 2021. The HOA maintains all of the medians and easements along Austin's Colony Parkway, Bullinger, and Thornberry.
- National Night Out will be October 2, 2019. If you are interested in having a block party, you can register on line with the City of Bryan and request officers and other city members to attend. For more information, visit [www.bryantx.gov](http://www.bryantx.gov).
- The HOA has reached out to the City of Bryan to obtain a NO U-Turn at the entrance of Austin's Colony Parkway and Booneville. More monitoring from Bryan PD was requested and we have appreciated their attention and help. Remember lock your doors, cars and keep garage doors down.
- The Homeowners Association CC&R's presently has 19 sets of rules for our Board and the management company to try to maintain. This has gone on for many years now with increased concerns with the 19 sets of different rules. What one phase allows may not be allowed in another. The Developer and the Board are working together to create one set of Codes and Restrictions to govern the entire neighborhood. We are currently working with legal counsel to determine how to "grandfather clause" current variations and how this might work with the change to one set of guidelines. Having one set will help HOA Boards in the future as well as the management company. Our Bylaws and our CC&R's do not complement one another in several areas, and many items were not changed as the development grew. Communication about what these changes might be for current residents is important. This is where we need your help by getting your email address. More information about the proposed composite CC&R document will be shared soon.
- The website has been updated with copies of plats for each phase as well as contact information for city and county. We have also included legal documents that have been filed. Thank you to Gary Thomas for his ongoing volunteer role for our website.
- When reporting violations to the HOA, please include photos of the violation. This helps the Board and management with follow up and documentations. We appreciate everyone being a good neighbor by keeping their lots clean and fences repaired.
- Our lawn and maintenance, management company, and insurance expenses are the biggest costs of running the HOA. We obtained several bids this year for our Lawn and Maintenance and liability insurance vendors. The costs continue to increase as times change and our area continues to grow. We are looking at options of increasing dues again due to the increased expenses.



Management has done a great job collecting our annual dues but we have 5.55% still not paid from this year and 11 liens filed on homes with 1 foreclosures. We have many options for payments and have one of the lowest HOA Annual Dues in Bryan/College Station. Please pay your dues to avoid legal action and costs to our HOA.

When placing your fences, the CC&R's states that the good side of the fence shall face out. Many residents move in before another and erect fences up taking risk that their neighbor will adjoin hiding the reversed bad side of fence. Our CC&R's were set for fences so that it gives a clean look to our area, and *unfortunately this is being ignored*. New homes, this is between you and the builder. Easy fix is to double picket the area. Thank you to residents who have worked with Board. Falling down fences and rotting fences should also be replaced or repaired. We have had some bad winds this year and done a number on fences.