



VISTA

www.vistaoaks.org



The Newsletter of the Vista Oaks Owners' Association

VOLUME 7 NUMBER 4

JUNE 2000

VOOA Board of Directors

Ben Bennett
President

Jerry Weathers
Vice President

Lori Walters
Secretary

Scott Jacobs
Treasurer

Mike Peterson
Richard Powell
Frank Berard
Members at Large

VISTA Editor
Chris Hartsfield

Property Manager
Rosalyn L. Peterson
Plateau Property
Management

Address questions and
concerns regarding the ad-
ministration of the Vista
Oaks Owners'
Association to:
Rosalyn L. Peterson
Plateau Property
Management
3215 Steck Ave., #100
Austin, TX 78757-8060
512-452-8810 X25
PlateauRP@aol.com

President's Comments

Hello Neighbors!

First, let me introduce two new VOOA Board members – Mike Peterson and Richard Powell. Mike has been involved in committee activities this year and has been attending the monthly meetings for quite some time, so he's pretty up to date on current activities. Richard brings in his experience with various roles in community programs and has also been keeping up to date with neighborhood activities. Please welcome these two individuals and many thanks to them for stepping forward and allocating their time.

Also, let me introduce Steve Sinderson - Vista Oaks' new Webmaster. Steve graciously took responsibility for the website and immediately started digging into it. Steve presented some great new ideas for the website at the last homeowner's meeting, and I think that we'll be seeing some neat things show up in the months to

come. Thanks Steve !!!

As many have heard, Mark Villee has moved and had to vacate his position on the Board. Mark really made a difference in the neighborhood, and really had an impact on issues that dealt with the expansion of Vista Oaks as well as promoting additional improvements. Best wishes to Mark and his family.

We've started some landscape improvements and the Hwy 1431 entrances have been modified slightly to a more cost-effective design. There is still more work to be done and the costs are to be applied towards the Vista Hills lot purchase in accordance with the contract. We are still planning on additional landscaping along all the entrances (Vista Hills, Royal Vista, and Vista Isle), as well as increasing the mowing and maintenance coverage to include the area around the Vista Hills kiosk. Ted Laws has done an excellent job in soliciting bids

for a new playscape and we should be able to move forward with that project after various budgeting scenarios are reviewed.

Unfortunately, it seems that the period of time right before school gets out and prior to Memorial Day brings with it varying degrees of disturbances and general mischief around the recreation center. If you see activity around the recreation center that looks suspicious (or any other area around the neighborhood), please do not put yourself in a confrontational position – dial 911 instead. We'll need to consider having some amount of increased oversight around the pool area earlier next year.

Which brings us to something new, on-site property management. Plateau Properties has employed Joey Atkinson to oversee the properties of Vista Oaks this summer for twenty hours per week, 10:00 AM to 2:00

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Community Calendar

July 10, 2000	MUD #9 Meeting	12:00 PM
July 11, 2000	VOOA Board of Directors' Meeting	7:00 PM
July 19, 2000	Deadline for next Vista Input	
Aug 1, 2000	VOOA Board of Directors' Meeting	7:00 PM

Summary of Board of Directors Meeting

Tuesday, June 6, 2000 - 6:50 PM

Ben Bennett called the meeting to order at 6:50 p.m.

Owner Comments:

Debbie Newcomb – Asked about the need for additional signatures against the extension of Vista Hills Blvd. She was told that there were approximately 400 petitions sent to Commissioner David Hays and County Engineer Joe Englund's offices. It is possible that the county will proceed with the project no matter what? Is the proposed extension needed for traffic control? Mrs. Newcomb volunteered to serve on a committee to make sure that Williamson County officials are aware of the neighborhood position. So far the resident response has been very good.

Al & Chelsea Martingale - Expressed concerns and posed questions regarding a parking lot going in near recreation center. This was mentioned at the last board meeting. The area in question is near the basketball court, off 1431. Some of the residents are parking in this area to gain access to the basketball court. No formal plans have been made to build a parking lot. Are there any plans for any additional recreational facilities (pool, basketball court, etc.) on the west side of the development due to the growth? Mr. Martingale expressed concerns for more facilities for the children. Ben Bennett responded that to his knowledge the developer has made no such

representations. There would be a need for additional funds for such facilities. There has been discussion of a county park near the development that could provide some additional facilities. Are there provisions made for monitoring the access to the pool? Are people from other communities using the facilities? Guests are to be accompanied by a resident as long as the guest is on site. It is rumored that residents are giving keys to people who reside outside of Vista Oaks. An identification card would be helpful to alleviate this situation. Ben stated that this season there will be a "voluntary" identification system. Laminated cards with resident addresses, which the lifeguard would check could possibly make a difference.

Plateau to provide assistance to the lifeguards for identification cards. A notice is to be posted at the pool, on the web site and in the newsletter.

It should be a standard policy that residents should not let others in the gate because they do not have their keys on hand.

Steve LaValle – Are there plans for any additional mail kiosks? The developer has made no commitment to build additional kiosks, but this is still open for discussion. Lighting is also an issue on the west side. Land-

scape improvements needed along Royal Vista. Are there any plans for landscape improvements to the west side? Ben explained that the enclave wall, sidewalks and landscape improvements were all planned in stages. This would include any additional ground cover, irrigation improvements, etc. Steve suggested that instead of masonry fencing along the main streets – possibly additional shrubbery to break up the monotony. Ownership for the fences at this time is not with the VOOA but the developer. Eventually these improvements will be the total responsibility of the VOOA. Concerns expressed regarding Sam Bass due to the park being built. Additional lighting needed. It appears that there are not as many lights on the west side. What can be done about this? The MUD and the developer could possibly be approached. Approximate cost for additional lights - \$2,000 per pole.

Are the board members exempt from paying assessments? Not at this time. This idea has been discussed but rejected. The bylaws prohibit compensation to board members. By-laws would need to be amended to allow for this.

Plantation model home on west side – the same house plan being used repeatedly. Is this a violation of the Restrictive Cove-

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nants? This is not a violation. At this time the developer is still in control of the ACC for new home construction.

Resident – Are the lights at the kiosk the responsibility of the VOOA? Comment—additional improvements should not be a burden for the VOOA. How are these additional improvements being paid for and who will be responsible for the on-going maintenance?

Do the residents control the association? The residents are in control. How many additional lots are to be developed? Approximately 200 more lots.

Sidewalks – why are there differences? The sidewalk ramps may be different but the City of Round Rock approves them. All ramps must adhere to ADA requirements.

Suggestion - possibly a summer reading program for the neighborhood children.

How are delinquent assessments being collected? Delinquent accounts turned over to the attorney for collection. How are people who are delinquent prevented from using the facilities?

Scott Jacobs – In order to have more input regarding new home construction, the board is working on having a resident placed on the ACC. This would help to ensure that the Restrictions are being followed.

Concern about the Astronomy

club and the HOA paying for the food for their event. Is this setting a precedent? As long as there are limits. Ben - \$5,000 was designated for “committee” expenditures. The board oversees such issues and votes on such allocations.

Ted Laws – Stated that there are issues to discuss with the developer prior to completion of the final sections. Have there been any additional discussions regarding the Association acquiring the property on Sam Bass and Vista Isle for future development?

Mike Peterson – How to get daughters on babysitting list (contacts provided to Mrs. Peterson); status of street lights – all lights should have been repaired according to PEC – MUD to repair lights with underground wiring damage if they are responsible. Hunters Lodge – check with Terry Boyd if MUD does not assume responsibility for repairs.

Chris Williams – Fencecrete fencing – could be a board decisions – raising the assessments to the limits allowed. Additional improvements – who determines what is approved and if the assessments can be raised without a vote of the residents. Improvements should not be all on one “side”. The playscape (Frank) is for the entire development – not this side or that. There are no other amenities on the “other” side for those residents. There is still the perception of two sides to the development. Possibly raise funds to purchase the land on the west side from the developer to add amenities.

Ben – it will take additional funds to add amenities for the west side. It is important to take care of the facilities the association currently has and work toward future improvements.

Scott – self help. The VOOA needs residents to continue to participate.

Concerns were expressed regarding teenage drinking, etc. at the recreation center and the police were contacted (5/25). What happened? What steps are the board members taking? Ben – more lifeguard coverage, on-site property management; earlier duty for the guards. More lighting needed at the mail kiosk. Residents can reserve the recreation facility for private parties.

Frank – Request that Ron Marsh review the tape to determine who was involved at the incident at the Recreation Center. Plateau to contact all directors when such incidents occur.

Ben – Advance asked to mow the area around the mail kiosk.

Elizabeth – should residents be concerned with the safety of the playscape? Scott – the pea gravel does not meet ADA requirements; high off the ground; wooden box for access but the structure is sound.

Two residents interested in serving on the board:

Richard Powell – Resides on Aspen Leaf. Has served on two

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boards (Exchange Club, Humane Society) – retired military Feels that everyone should have a voice and interested in serving. Position to be filled expires in February.

Has the board thought about having a committee to get information and availability of the land along Sam Bass?

Mike Peterson – Retired military; listened to issues at previous meetings and would like to be involved. Has maintenance and construction experience, currently serving on ACC

Security Report – Written report submitted by Ron Marsh

Recreation Center – Ted Laws: Provided copy to the board regarding the proposed playscape improvements. Need - “as built plans” for the utilities under ground prior to construction. Again – Board invited to take a look at the Block House facility. Suggestion: allow the shrubs around the existing playscape to grow taller add act as a barrier between the playscape area and the pool.

Frank - consider adding a plexi-glass screen around the baby pool to keep the pea gravel out. Ted – add a 4’ fence along the area with a gate to serve as a barrier (as a interim solution); Richard Powell – how about removing the pea gravel and replace with fiber?

Ted – Warranties – very important. The preferred contractor was mentioned. A motion was made by Frank and seconded by Jerry to move forward with the contractor of choice and to ask the MUD to review. Motion carried unanimously. The board will investigate a \$50,000 loan - 5-year financing package.

Scott – recommends that the fence issue be tabled until it is determined how to fund the playscape project.

Directory – No report (Ben to follow-up)

Newsletter – Deadline 6/12. Some concerns regarding delivery of Newsletter – Ben to discuss with Chris.

Social – Lori Walters: Meeting in the next week or two to plan for the 4th of July Event. Hamburgers and hotdogs will be served after parade. The parade will begin at 10:00 a.m. The food will be served immediately after the parade.

Steve Sindors – New Web Master. The web page has been revamped. Steve outlined proposed changes to the web page. These changes will provide additional information to the residents. Scott asked how difficult would it be to track on-line users, hard copy recipients? Can the realtors and local businesses advertise to offset the cost of the web page; announcement from Steve for next newsletter for information included to be in-

cluded on the web page. Front-page product registered to VOOA; Scott to assist in photographing areas around the development;

A motion was made by Ben and second by Jerry to allocate \$200.00 for a flatbed scanner to be used by the association. Motion carried unanimously.

Landscape – Mulch and color installed; shrubs for main entrances and along, thoroughfares in progress. There are more to be added. When the fence line is completed along Royal Vista, the areas will need to be replanted.

Secretary’s Report – Minutes approved – April meeting – May minutes need corrections – approve at July meeting.

New Board members – A motion was made by Jerry Weathers to appoint Mike Peterson to replace Mark Vilee – 2nd by Frank Berard. Motion carried unanimously. A motion was made by Jerry Weathers to appoint Richard Powell to replace John Shattuck. Motion second by Lori Walters. Motion carried unanimously.

Lot Improvements:

3908 Grayling Lane – Pool (Approved)
4203 Kingsburg Dr. - Pool (Approved)
3924 Kristencreek Lane – Deck (Approved)

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3701 Newland Drive – Storage Bldg. (Approved)
 4006 Castle Creek Dr. – Fence relocation, playhouse, stain fence, garage door, shutters, landscape changes (Approved)
 3701 Galena Hills Cove – Patio Cover (Denied – additional information required)

provide a better description and resubmit to the board. Guarantee needed. A motion was made by Jerry Weathers and second by Scott Jacobs that the proposal not to exceed a total of \$5,200 be approved if all requirements are met (\$4,000 from developer and \$1,200 from Association).

nant adherence. With Joey’s help and that of Clearwater Management (pool services), we’re going to start providing ID cards for Vista Oaks families in the near future - so look for details soon. Thanks to all that have providing feedback over the last year on how to initiate some sort of identification policy for the pool area. We’ll kick off the program this year, see how it goes, and follow it up next year.

Mail Kiosk Lighting - The board reviewed a proposal for kiosk lighting from Quality Lighting. Several questions need to be answered prior to installation of the lights. Will the lights be recessed? The panels should to point south. The electrician to

With no other business to discuss the meeting was adjourned at 12:00 a.m.

That’s it for now, Ben

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PM Tuesday through Saturday. Joey’s responsibilities include providing management of the recreation center area, inspection of the common properties, as well as provide feedback on cove-

<p>Vista Oaks Summer Sports Camps by Skyhawks</p> <p>Still has room for new registrations. For information or to register call 257-9888</p>
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****Important Information Please READ****

Steve Sinders – Web Guy for www.vistaoaks.org

Hello Neighbors. If you have visited the web site in the past few weeks, you may have noticed a few changes. Most importantly a new password section set up for Vista Oaks residents. Here you will find our newsletters, directory, services, upcoming business discounts and more. Due to the sensitive nature of the information, we feel this section should be closed to the general population surfing websites.

To request access to the secure resident section, use the email tab and submit a request. Please add your name, address and phone number for verification.

But wait, I need your help!

The bonus section is for local businesses that desire to give Vista Oaks residents an extra perk. Talk to your boss. See if they would like to donate something. For example, a free drink, discount coupons, etc. I can use their business card or advertisement from a sheet of paper to scan and add to the page, or I can link their website if desired.

<p>Security Update—SGT Ron Marsh</p>

<p>Hello, to all Residence of Vista Oaks. The low crime rate in Vista Oaks is still holding very well this month. I hope that this is due to everyone working together to help stop crime. We have had a few problems at the Recreation Center the past few weeks, but I believe the problems have stopped. If you are at the pool and notice someone not acting properly, call 911 from the pay phone and ask that a deputy stop by the pool. If you have a question or comment about crime in Vista Oaks contact me at 943-1302. I will call you back as soon as possible.</p> <p>Thank You, Sgt. Ron Marsh</p>

Vista Oaks Playgroups

Vista Oaks offer two playgroups open to all residents. A toddler playgroup (birth - 3 years) meets on Wednesday morning from 10am to noon. For more information please contact Leigh Anne Reichow at 733-1102 or Kelley Black at 388-2788. A preschool playgroup (3 years - pre-k) meets every Friday at 10 am unless otherwise noted. Please contact Kitty Kress at 238-7397.

Wednesday Toddler Group

10/6/14/00 Natalie Anderson 671-3982
 06/21/00 Jennifer Dunn 388-5352
 06/28/00 Diane Candler 733-2385
 07/05/00 NO PLAYGROUP
 07/12/00 Kirsten Butler 388-7920
 07/19/00 Sue Erfurth 341-0606
 07/26/00 Leigh Anne Reichow 733-1102

Friday Pre-school Group

06/16/00 Vista Oaks Pool (Bring Money for Pizza)
 06/23/00 Ramalou Prince 255-3256
 06/30/00 Bonnie Berggren
 07/07/00 Shelley Asbury 218-0997
 07/14/00 Teresa Beckham 238-0739
 07/28/00 TBA

Attention Vista Oaks residents: Anyone interested in forming an **infant** (newborn to walking) playgroup, please contact Leigh Anne Reichow at 733-1102.

Anyone interested in forming a **weekend playgroup for children 0 - 2 years of age** is asked to please call Amanda at 388-1168

Welcome New Friends and Neighbors

Arnold, Katherine	3718 Galena Hills Loop
Dement, Mark & Jo Ann	4307 S. Summercrest Loop
McDonald, Drew	3810 Newland Drive
Morsanto, John & Sherry	4006 Galena Hills Drive
Nguyen, Linhhuy & Mai	4012 Castle Creek Cove
Ogea, Patrick & Jennifer	4404 S. Summercrest Loop
Ohanian, Bob & Kathleen	4418 Hunters Lodge Drive
Parkerson, Gary	4076 Honey Bear Loop
Sauro, Warren & Carolyn	3436 Ashmere Cove
Springer, Marty	4207 Kingsburg Drive
Wanlass, David & Julianne	3802 Galena Hills Loop
Woolsey, John & Amy	4210 N. Summercrest Loop

COMPLETE RELIABLE SOLUTIONS

In today's world of financial complexity, you need a complete array of reliable tools that provide solutions. At New England Financial, our representatives offer products and services that enhance your financial plan. And give you the power to stay the course.

PERSONAL NEEDS

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Life Insurance
Disability Insurance
Income Replacement
Elder Care
Estate, Tax, and Charitable
Planning

*Wealth Accumulation Strategies**

Mutual Funds
Variable Annuities
Advisory (Managed) Accounts
Regular/Roth IRA
Education Funding
Retirement Planning

BUSINESS NEEDS

Business Continuation Planning

Business Loan Protection
Business Overhead Insurance
Disability Buyout
Buy-Sell Arrangements
Section 303 Stock Redemption
Key Employee Insurance

Executive Benefit Planning

Deferred Compensation
Group Carve-out
Individual Disability
Split Dollar Life Insurance
Selective Executive Retirement Plans

Tax-Qualified Retirement Plans

401(k)
Profit Sharing
Money Purchase
Target Benefit
Defined Benefit
Simplified Employee Pension (SEPs)
SIMPLE IRA

Employee Benefits Products

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including HMOs
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Group Life Insurance
Accidental Death and
Dismemberment Insurance
Short-term and Long-term
Disability Insurance

To learn more, please call Vista Oaks
resident Gordon Willoughby at

1-512-637-6205.



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Babysitter Directory



Antonia Addo	246-0940
Mark Blancken (CPR)	246-6945
Kendra Bowerman	388-5960
Tiffani Breslin (CPR)	255-4041
Erin Buethe (Red Cross)	671-6211
Honri Dicks	310-2093
Amanda Gutmann (CPR)	255-6838
Sarah Hanrahan (CPR)	388-7781
Jennifer Kohlin	733-1731
Rachel Lynn	310-8757
Donna Martin (after school only)	238-7963
Jenna Nichols	244-1449
Jessica Padgett (CPR, Red Cross)	341-7544
Shannon Parsells (Red Cross)	671-3297
Ashley Peterson (CPR)	310-8582
Heather Peterson (CPR)	310-8582
Michelle Peterson (CPR)	310-8582
Rochelle Peterson	218-1276
Amanda Sindors	244-1019
Chelsea Stern	388-6328
Sara Jane Stewart (CPR)	246-8667
Kristina Thompson (CPR)	341-0516
Tiffany Thompson (CPR)	341-0516

Home Delivery Directory

Pizza Hut (Cedar Park)	259-4444
Mr. Gatti's Pizza	459-2222
Peking Palace	255-6952
Take Out Taxi	494-1500

Pet Sitter Directory



Brian Blanchette	671-3531
Mark Blancken	246-6945
Kendra Bowerman	388-5960
Cheryl Darnell	218-1509
Jason Darnell	218-1509
Todd Darnell	218-1509
Amanda Gutmann	255-6838
Sarah Hanrahan	388-7781
Jonathan James	388-7343
Kyle Maze	218-9226
Stacie Maze	218-9226
April North	310-0962
Evan North	310-0962
Kristen North	310-0962
Rochelle Peterson	218-1276
Amanda Sindors	244-1019
Anthony Sotillo	388-3500
Walter Sotillo, Jr.	388-3500
Chelsea Stern	388-6328
Sara Jane Stewart	246-8667
Christopher Thompson	341-0516
Jonathan Thompson	341-0516

Yard Work Directory



Tony Almeida	238-0971
Brian Blanchette	671-3531
Jason Darnell	218-1509
Honri Dicks	310-2093
Jonathan James	388-7343
Justin New (references)	388-1230
Evan North	310-0962

WANTED! FRIENDLY NEW NEIGHBORS!

New to the area? Been in the area for years but want to meet more folks?
 Enjoy joining in on group games and activities?
 Think local sight-seeing trips are exciting?

Then, the Round Rock New Neighbors want you!

For more information or to arrange a visit,
 call Mary Anne Breau 244-6476

Home Sellers/Buyers

If you are selling your home in Vista Oaks, please notify Plateau Property Management when ownership changes hands. If you are buying a resale home in Vista Oaks, please notify Plateau Property Management.

FROM THE MANAGEMENT COMPANY:

NEW ON-SITE OFFICE:

Beginning June 5th, Plateau Property Management Company has a staff person on-site in the Recreation Center Office. Office Hours are Tuesday through Saturday from 10 A.m. until 2:00 p.m. If you have questions, concerns, need a pool key, infraction forms or lot improvement forms, stop by. We will be happy to assist you! This service will be provided through August 19th. After August 19th the Board of Directors will evaluate the service and determine if it will be ongoing

Notices for the third quarter assessment payment (\$78.00) will be mailed next week, with payments due on July 15th. Please mail or deliver your assessments to Plateau Property Management, 3215 Steck Avenue, Ste. 100, Austin, Texas 78757. NO ASSESSMENT PAYMENTS WILL BE ACCEPTED IN THE ON-SITE OFFICE.

POOL IDENTIFICATION CARDS:

In an effort to insure that only Vista Oaks Residents and their invited guests use the swimming pool, identification cards will be issued to VO residents beginning Tuesday, June 20th. The on-site Plateau staff member and the lifeguards will issue the identification cards. Just stop by, register your family and pick up your cards. Children using the baby pool will not need identification cards. There will be no charge for the identification cards this year.

Please note that the lifeguards may occasionally ask to see your ID card. This is not meant to be an inconvenience or an invasion of privacy. This is an attempt to insure that only Vista Oaks Residents and their invite guests are using the facility. Your cooperation is appreciated.

SOME OF THE MOST FREQUENTLY VIOLATED RESTRICTIVE COVENANTS:

- *Trash cans and recycle bins – Must be stored out of public view except on trash collection days*
- *Lawn Maintenance – Lawns must be mowed, edged, weeded, watered, etc.*
- *Improvements – All improvements must be submitted to the Architecture Review Committee prior to the commencement of construction*

Please keep in mind that the Restrictive Covenants are in place for the benefit of all Residents of Vista Oaks

Look for it on the web :

vistaoaks.org



Editors Note — if we ever miss your home during delivery, and you don't receive a copy of the *Vista*, please let us know. You can call and leave a message at Plateau, ext 25, or you can send an e-mail. If you have comments, find errors in our phone lists, or just want to put a small notice in the paper, send e-mail to me at my newsltr@vistaoaks.org address. The *Vista* can also be viewed or downloaded from vistaoaks.org. Thanks, Chris

VISTA OAKS 4TH OF JULY PARADE AND COOKOUT

Tuesday, July 4th, 10:00 AM – 2:00 PM

Celebrate the 4th of July with your neighbors this year! We'll have an old-fashioned fire truck parade, cook some hamburgers and hotdogs, and have a few surprises as well.

10:00-10:15 AM Start gathering at the end of Vista Hills Blvd (at Newland/Honey Bear Loop). The parade starts there and ends up at the recreation center.

10:30 AM Fire truck parade starts down Vista Hills Blvd

12:00 Noon Time to start eating and stuff...

- ? Make sure you decorate your bike, scooter, or stroller for the parade!
- ? Hamburgers, garden-burgers, hotdogs, and soft drinks will be provided.
- ? Bring a side dish or desert if you want (appreciated!)
- ? Balloons and ice cream too!

Please leave the fireworks at home – thanks.

Hope to see you there!

Vista Oaks Social Committee