



Summer 2003

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Neighborhood News

Letter from the President

By Ajit Gokhale

I hope all of you are having a great summer. The new GHRHA officers are committed to help keeping our neighborhoods safe, providing opportunities for us to get to know our neighbors, and keeping our property values high. We thank last years officers for championing the pace car initiative, keeping cars under our posted speed limits, for painting our address numbers on our sidewalks so that our Fire Departments and EMS can identify a particular address quickly, and for sponsoring several great neighborhood events.

One of the most important initiatives of the prior GHRHA Board of Directors has been to update our deed restrictions. A significant amount of time, effort, and money have been expended in this effort, and now it is your turn to help. The two main reasons for these changes are:

1. Bringing our deed restrictions in compliance with federal law (e.g. permission for small discreet satellite dishes).
2. Adding a monetary fine in the rare event that repeated verbal and written notices of violation are ignored.

You may review the changed documents on the Reserve website at www.greathillsreserve.com now, and you will soon be receiving a hard copy for your records. If you have any

questions please contact one of the current board members.

The board unanimously voted *YES* to both of these modifications. We believe that both modifications will help maintain property values in our neighborhood and better relationships between neighbors. In both points detailed above, we are simply modifying or clarifying language that was in the original deed restrictions that we all signed when we moved into this great neighborhood.

You will be receiving printed copies of the documents soon. Please sign and send the enclosed ballot back to us no later than **September 15, 2003**. It is only through your participation can we keep this area a great neighborhood.

Thank you in advance for your prompt attention to this very important matter.

Backyard Tour Update

The first annual Summer Backyard Tour was a great success! Three of our neighbors graciously invited us into their homes to enjoy their backyards & enjoy the beautiful summer night.

Special thanks to the wonderful neighbors who opened up their homes:

- **Brenda & Mike Terzich**
- **Beverly & Paul Helfinstein**
- **Elizabeth Lescher & Gary Sherman**

Upcoming Events

August 5, 2003
National Night Out
7:00 pm, Nolina Cove

Austin PD, FD & EMS. Come see their Ambulance, and crew!

September 15, 2003
Deadline for voting on Amended Deed Restrictions

September 20, 2003
Great Hills Reserve Neighborhood Garage Sale
8:00 am

Have so much stuff in your garage that you can't get your cars in there? Maybe you can make some money off of it at the neighborhood garage sale!

Great Hills Reserve Neighborhood Garage Sale

Every Year, the Great Hills Reserve Homeowners Association holds a neighborhood garage sale. All neighbors are welcome to join in to sell your wares.

This year's garage sale will be held on September 20, 2003 at 8:00 am. The association will place the advertisement in the local newspapers. There is no fee for participating.

What do I do to participate?

If you would like to participate in the Neighborhood Garage Sale, sign up online at www.greathillsreserve.com, or call Sheri Brummett at 335-9602.

National Night Out

Neighborhoods throughout Austin are being invited to join with thousands of communities nationwide on Tuesday, August 5th, to participate in the 20th Annual 'National Night Out'. APD officers, firefighters and City Council Members will attend neighborhood parties throughout Austin.

'National Night Out' is an opportunity to:

- Heighten awareness of drug and crime prevention efforts
- Generate support and participation in crime prevention efforts
- Strengthen neighborhood spirit and police community relations
- Send a message to criminals to let them know that neighborhoods are organized and fighting back

For the past eight years, Texas had led the nation in citizen and police involvement. Your participation in the Austin area 'National Night Out' will show neighborhood strength, increase the police officer/citizen bond and make our community a safer place to live.

The Great Hills Reserve will be participating in this year's 'National Night Out', August 5, in Nolina Cove starting at 7:00 pm. Beverages will be served, and there will be activities and prizes for children and adults.

Please RSVP to Sheri Brummett at 335-9602, or by email at crime@greathillsreserve.com, or online at www.greathillsreserve.com

Looking for a Babysitter?
Pallavi Mathur: 336-5159
Email: surfinsoccer@hotmail.com

I love kids and I am patient!

Help-Wanted

The Great Hills Reserve Homeowners Board is looking for a person to chair the Architectural Review Committee. This position heads up the committee that oversees our deed restrictions.

Duties include:

- The Chair receives complaints through the neighborhood association post office box and online through our website. Complaints are assigned to a committee member that does not live near the neighbor referred to in the complaint.
- Assigning complaints to other board members.
- Following up on the complaint with a friendly phone call or form letter.
- Usual complaints are about trash cans left out, or a yard not being kept up: mowed and watered. Also requests for approvals of pools, fences, remodeling or landscaping is requested.

Requirements:

- Must live in the Reserve.
- The amount of time involved is really very little, maybe an hour or two a month, in addition to attending the monthly board meetings here in the neighborhood at our president's house.

Apply to:

- Brenda Barron at 918-2737, or Ajit Gokhale at 401-9644 or president@greathillsreserve.com for information about attending the next board meeting.
- If you want to be on the committee, but not be the Chair, also give either Brenda or Ajit a call. We will be glad to hear from anyone with an interest in our neighborhood!

Anyone on Blue Beach Cove Interested?

Crime Prevention Tips!

- Don't open your door for anybody unless you know the person and his/her intentions. People will scam/tell convincing stories.
- If you decide to answer the door, hold a phone in your hand to pretend you're on the phone. This will deter the criminals because the potential is there for you to tell someone. They are looking for vulnerability.
- Don't be predictable; mix up your schedule.
- Lock your car and don't leave anything valuable in your car, including your garage door opener. Criminals can break into your car and take your garage door opener, then they have access to your house.
- Close/Lock all doors and windows. Keep garage closed.
- Turn your house lights on at night for more light in the neighborhood.
- Know your neighbors and their cars.
- Communicate with your neighbors if you're going to be gone.
- Have neighborhood functions to get to know neighbors better.
- Police have advised us that if we hear/see minor suspicions, notice someone/vehicle that doesn't belong, etc. ... call 911. They will put it on top of list until something more important comes up. Call neighbors when you see something suspicious.
- Keep notes, write down license plate numbers.
- Criminals can go into homes for sale, so if your home is for sale, be careful.

Real Estate News

House Sales May 1, 2003 – July 15, 2003

Compliments of Coldwell Banker United, Sheri Brummett Realtor.

Actives

Address	Bdrms	Bath	List Price
11006 Yucca Dr	4	2	\$234,500
7612 Yaupon Dr	4	2.5	\$359,900
10710 Cassia Dr	4	2.5	\$369,900
10504 Sonora Cv	4	3.5	\$399,900
7713 Yaupon Dr	4	3	\$414,000
7716 Yaupon Dr	4	3.5	\$429,900
7704 Yaupon Dr	5	3.5	\$449,000
7605 Ashleaf Cv	4	3.5	\$469,900
7408 Skyflower Cv	4	3.5	\$497,900

Solds

Address	Bdrms	Bath	SqFt	Sold Price	\$p/sqft
7620 Yaupon Dr	4	2.5	2612	\$290,000	111.03
7205 Cercis Cv	4	2	2540	\$315,000	124.02
10406 Cassia Cv	4	2.5		\$318,700	
7779 Yaupon Dr	4	3		\$330,000	
7768 Yaupon Dr	4	2.5	2935	\$345,000	117.55
10612 Cassia Dr	3	2.5	3277	\$379,500	115.81
7728 Yaupon Dr	3	2.5	2949	\$381,250	129.28
7609 Ashleaf Cv	4	3	3129	\$398,000	127.20
7748 Yaupon Dr	4	3.5	3459	\$399,900	115.61

** Average Days on market was 46, and average price per sqft. was \$123. This information is from the Austin Board of Realtors MLS source. Information deeded reliable but not guaranteed. Email callsheri4homes@austin.rr.com if you have any questions I can help with or provide comps in the area for challenging your tax appraisals this year!*

Great Hills Reserve Homeowners Association

PO Box 202643
Austin, Texas 78720-2643

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401-9644

president@greathillsreserve.com

Vice President

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258-2881

vice_president@greathillsreserve.com

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331-7886

treasurer@greathillsreserve.com

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Reserve Directory

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tom-wood@austin.rr.com

Architectural Review

architecture@greathillsreserve.com

APD District Representative

Officer John Nelson

974-5556

john.nelson2@ci.austin.tx.us

For New Residents

Are you a new Great Hills Reserve or Westhill Estates Resident? There are a couple of resources that you may be interested in.

1. There are two email groups that some members of the community subscribe to. One of the email groups is solely for the Great Hills Reserve & Westhill Estates residents. The other email group has a larger membership, including the residents of the surrounding communities all within the Great Hills area of Austin. These email groups provide timely information on what is happening in the neighborhood.

If you would like to join the email groups, please email Tom Wood at tom-wood@austin.rr.com

2. www.greathillsreserve.com: the Great Hills Reserve website. The website has pictures of past events, news of upcoming events, useful neighborhood links, and allows direct communication to the Homeowners Association Board of Directors.

If you have any suggestions on how to make our community better, please email us. We welcome any feedback.

National Night Out

When: August 5, 2003 at 7:00 pm
 Where: Nolina Cove

More information on page 2.



*Are you a Babysitter? Do you mow lawns?
 Do you need some publicity? Get your info in
 the newsletter! Email me at
 newsletter@greathillsreserve.com*

Wanted

Do you have left over bubble-wrap or packing peanuts that you aren't sure what to do with? You don't want to throw them away, yet you don't have the room to keep them?

*To get rid of your extra packing supplies, call neighbor **Karla Fredericks** at 331-6093 (7407 Blue Beach Cove) or email meowmouth@aol.com. She will even come over to pick them up!*

CHILDREN ART CLASSES ADULT

TUESDAY OR WEDNESDAY
 4:00 to 5:30, Sept 9 - Nov 19
 Special Bus Permit from Canyon Vista

WEDNESDAY
 10am to 1pm
 Sept 10-Nov 12

Taught in home near Laurel Mountain School

EXHIBITING WITH PAINTINGS & DRAWINGS

Oct 6-12 Capitol Art Society
 at Texas Capitol Lower Rotunda

Oct 13-19 Waterloo Watercolor
 Group at Texas Capitol Lower Rotunda

Oct 6-31 Waterloo Group Annual
 Fall Juried Show at One Congress Plaza

Martha Ruth

Call **219-7944**
 martharuth@austin.rr.com

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