

### Note from the President

We are a community of neighbors. We share our lives with the people around us, and our homeowners' association has worked for years to help support this community by coordinating and promoting activities that have value to all the people in our neighborhood, not just our members. The BV/S Homeowners' Association is available to people and families in 1165 homes. We are a voluntary HOA funded entirely through your membership dues to create value for this neighborhood community.

Each year, the HOA does many things to promote community: We conduct your July 4th Parade to bring neighbors together and celebrate the holiday as a community. We orchestrate an annual holiday tree sale, so our community has the benefit of a real Christmas Tree at the lowest price possible while neighbors come together to help deliver these trees and participate in festive decoration judging. The HOA works to increase our community safety by paying for constable patrols in our neighborhood. In addition to all of this, we work with your block captains to reimburse block parties to help neighbors come together in our great community.

I am proud to be your HOA President. Please help us continue to do more for this community of neighbors and join the HOA today.

*Caleb McClain*

### Annual Meeting – Thursday, November 2

Everyone is invited to the HOA Annual Meeting Thursday, November 2 at the Balcones Country Club.

The social hour is 6-7 PM with representatives of local services (City of Austin, PEC, Travis County Constable, and more) available with great info. Come by for buffet snacks and opportunities to meet with other members.

Board members will be at the check-in tables to take 2024 membership dues and tree orders.

The meeting begins at 7 PM with representatives from Austin Code Enforcement and the 183 Mobility Project as our guest speakers. Following the speakers, are updates from HOA Board members with opportunities for attendees to share ideas and ask questions about the neighborhood.

### Christmas Trees and Holiday Lights Contest – Volunteers Needed



Your HOA is excited to sponsor the Christmas trees and Holiday Lights Contest again this year. We provide the trees as a service to the neighborhood, and it is not a fundraiser.

The trees will be 5'-6' grade A #1 Douglas Fir trees - \$50 each for HOA members and \$60 for non-HOA members. Orders will be filled in the order received. Request tree(s) on the next page or online at [www.bvshoa.com](http://www.bvshoa.com). Expect delivery to your yard by neighborhood elves on Saturday morning, December 2.

The HOA is sponsoring the Holiday Lights Contest again this year, and judging is the weekend of December 16-18. Everyone can decorate, but only HOA members are eligible to win.

The tree team needs volunteers on Friday evening, December 1, to help unload the trees from the delivery truck. Volunteers (good for families) also are needed to help deliver trees on Saturday morning, December 2. Contact Jason Lee at (512) 689-4650 or [plinking@yahoo.com](mailto:plinking@yahoo.com) to volunteer. If you need help setting up your tree in the yard, email Suzie LaPlant at [suzielaplanttx@gmail.com](mailto:suzielaplanttx@gmail.com).

Neighborhood volunteers will judge the Holiday Lights Contest. We provide an area map, tips for judging, and a score sheet. Families enjoy doing this together, and several teens and tweens are quite good. For more information, email Roland Segovia at [rsegovia23@gmail.com](mailto:rsegovia23@gmail.com).

## **A Message from your Architectural Control Committee (ACC): Deed Restrictions Protect YOU!**

The deed restrictions on all the properties in BV/S are as much an asset for the homeowners as the beautiful oak trees and rolling countryside. They protect us from:

- Homeowner's decisions about what they build and how those could negatively impact the appearance of the neighborhood and our property values.
- Entities like the City of Austin that seek to dictate what our neighborhood should be like by changing our zoning to allow more than one single-family home per plot, etc. Our pre-existing deed restrictions override changes in city zoning, but only if they continue to be actively enforced.

The developers created the Architectural Control Committee to ensure the homes were built as high-quality residences as defined in the deed restrictions, as well as property improvements. The ACC's work protects the character of the neighborhood by working on behalf of the homeowners to follow these deed restrictions.

All property owners benefit from the deed restrictions and the continued compliance with them by the homeowners. Fortunately, most homeowners who realize there are deed restrictions recognize their value and willingly comply. This year your ACC approved 28 projects and denied approval of 12 others. Most of those plans were revised and resubmitted based on feedback from the ACC. In addition, we responded to 50+ inquiries about the restrictions and requirements.

The challenge is homeowners who are not aware of the deed restrictions and build projects that don't comply. The ACC works with them to resolve the violation. This year we addressed 13 compliance issues, most of which have been voluntarily resolved. We also reached resolution of a long-standing violation, although not without significant legal involvement. Our deed restrictions are legally enforced when necessary.

Your ACC continues to focus on proactive enforcement by educating the BV/S homeowners, realtors, and prospective buyers about our deed restrictions. You can help by continuing to comply with them and:

- Talking with your neighbors about the importance of deed restrictions – especially new neighbors!
- Letting us know what is happening on your street – especially new construction and “for sale by owner” signs so we can follow-up with a letter and information about the deed restrictions.

Remember: Project plans are required to be approved by both the BV/S ACC and the City of Austin prior to construction. Ask to understand the applicable restrictions and then submit your project plans early in your design process for review to ensure your final plans will comply and be approved. Please contact us at [acc.bvshoa@gmail.com](mailto:acc.bvshoa@gmail.com) with your questions and to submit your plans.

### **Helpful Tips – Keep Your Wastewater Charges Low**

Do you wonder how your wastewater charges are calculated? There is no meter for wastewater, so charges are based on the amount of water used. This info is gathered in the winter months when we are watering and filling our pools less. From November through February, your water usage readings are compiled and used to set wastewater fees in the coming year. Your bill will show the exact dates.

### **Classes for the Over 50 Crowd**

For 46 years, Lifetime Learning Institute (LLI) of Austin has provided non-credit, daytime, convenient and affordable classes to adults 50 years of age and over in locations around the city. Classes are offered in two 8-week terms (fall and spring) for modest fees. Some of the fall classes include Writing Memoirs, Birds of Central Texas, Hiking around Austin, and Beginning Folk Guitar. <https://www.lliaustin.org>

Pickfair Community Center offers morning classes in Tai-Chi, and other activities. Watch for the email notices on the BVSNeighbors Email Group.



## How to Pay Dues and Order Trees

The HOA is managed by a volunteer Board of Directors, each serving a 3-year term. There are 2 open seats on the 2024 BV/S HOA Board and NO neighbors have volunteered to run. Therefore, there is no election this year.

When ordering trees, remember the orders are filled on a first come first served basis. So, order soon.

Online – Go to the HOA website (bvshoa.com), click “Dues and Trees” and follow directions. You may pay by credit card or Pay Pal, etc. A \$2 processing fee is added.

By Mail – Cut out the form below and mail to BVS HOA - 13492 N Highway 183 Suite 120 - #711, Austin, Tx 78750. Checks are accepted for dues and trees, and a returned check will be charged a fee.

Hand Delivery – Cut out the form below and deliver to Suzie LaPlant at 9420 Spring Hollow Dr. Leave in box on front porch. Checks are accepted for dues and trees, and a returned check will be charged a fee.

Annual HOA Meeting – Cut out the form below and bring to the Annual Meeting where Board Members will take your payments. Checks are accepted for dues and trees, and a returned check will be charged a fee.



*Make checks payable to BV/S HOA.*

~~~~~*Cut Here*~~~~~

### BVS HOA 2024 Membership and Christmas Tree Order Form

Name(s) \_\_\_\_\_

Address (# and street) \_\_\_\_\_

Best Phone \_\_\_\_\_ 2nd Phone \_\_\_\_\_

Email 1 \_\_\_\_\_

Email 2 \_\_\_\_\_

| Item            | Base Cost | Number    | Total |
|-----------------|-----------|-----------|-------|
| 2024 HOA Dues   | \$50.00   |           |       |
| Christmas Trees |           |           |       |
| HOA Member      | \$50.00   |           |       |
| Non-HOA Member  | \$60.00   |           |       |
|                 |           | Total Due |       |

**Balcones Village / Spicewood HOA**

**Save the Dates**

|                |                                                    |
|----------------|----------------------------------------------------|
| November 2     | Annual Meeting at BCC – 6 PM Social – 7 PM Meeting |
| December 1     | Christmas Trees arrive and unloaded **             |
| December 2     | Christmas Trees delivered to your yard **          |
| December 16-18 | Holiday Lights Judging **                          |

\*\* Volunteers Needed\*\*

Name  
Address  
City – State – Zip

Or Current Resident

BVS HOA  
13492 N Highway 183  
Suite 120 - #711  
Austin, TX 78750-2254