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○ 2010

# AMBERWOOD

QUARTERLY NEWSLETTER OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.

## TRASH CAN ENCLOSURE STORAGE

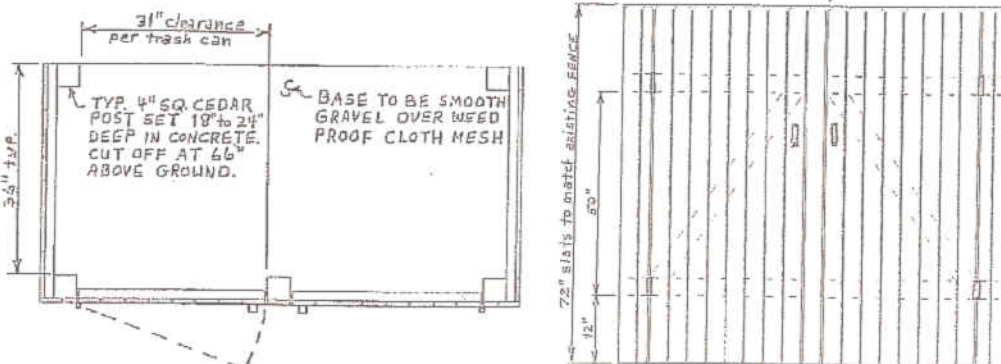
The newly elected Amberwood HOA Board of Directors designed and approved a trash enclosure storage structure to address the trash can issue that plagues homes with three (3) trash cans. (Please see below for the rendering of the approved trash can storage enclosure). A special thank you to the Board of Directors and most importantly, Mike Rusbam, who drafted the enclosure structure.

### TRASH CAN ENCLOSURE STORAGE POLICY

Due to the three bin trash and recycle system implemented by Texas Disposal Systems all Amberwood residents are authorized to construct an enclosure as detailed below for the proper storage of these bins should they wish to do so. These enclosures are necessary to appropriately screen these bins. Any such enclosure constructed under this Board policy does not require a homeowner or resident to file an application or seek Architectural Committee approval under the following conditions:

1. The enclosure is constructed using the same materials, design and finish as the existing fence.
2. The enclosure must be located in an area as near to the existing fence as possible.
3. The enclosure fence must be constructed picket side out where visible from any street.
4. Any enclosure which does not meet these provisions will be removed at the owners expense upon written notification.

EXTERNAL TRASH CAN STORAGE ENCLOSURE



## Meet the 2010 Amberwood Board of Directors

On October 21, 2009, the following residents were elected for a one-year term to serve the Amberwood Community as Board Members:

- Tom Witt** - President
- Mike Rusbam** - Vice President
- James Havis** - Secretary/Treasurer

Congratulations and may you have a great year!

## 2010 Annual HOA Assessments

A friendly reminder to all homeowners to pay their annual assessments on time to avoid penalties. Can we not make one of our New Year Resolutions to pay our assessments on time? In case you are experiencing financial shortage or issues, please contact RealManage to discuss your situation.



## Association Manager:

**Jodie Walker**

RealManage

10800 Pecan Park Boulevard

Suite 100

Austin, TX 78750

1-866-4RealService

1-866-473-2573

### KEY CONTACTS:

**Thomas Witt**  
President

**James Havis**  
Secretary/Treasurer

**Mike Rubsam**  
Vice President

## Do you want to get involved?

### Join a COMMITTEE!

Contact the chairperson below to join or just stop in at the next scheduled meeting!

#### Covenant Committee

Chairperson: Mrs. Vicki Rubsam.....295-4304  
.....therubsams@earthlink.net

#### Beautification Committee

Chairperson: Ms. Kay Rush.....262-0527  
.....krush@txfleetfuel.com

#### Newsletter Committee

Chairperson: Mr. Sonny Tamayo.....262-7246  
.....jay2fair@msn.com

#### Safety Committee

Chairperson: Mr. Richard Vasquez.....426-4248

#### Social Committee

Chairperson: Ms. Linda Freeman.....ladybfree04@gmail.com

#### Website Committee

Webmaster: Mr. Chris Villanueva.....484-5133  
.....chrisv@texas.net

Co-Chair: Ms. Linda Freeman

Co-Chair: Ms. Peggy Farrell

#### RealManage Property Management

Manager: Ms. Jodie Walker.....866-473-2573  
.....jodie.walker@realmanage.com

## PROPERTY TAX HOMESTEAD EXEMPTION



We have a significant number of homeowners not receiving a 2009 property tax homestead exemption reduction. If you owned your home January 1, 2009 and claim it as your homestead, you are entitled to a reduction in your 2009 taxes. To obtain this reduction you have to file a homestead exemption application with the Hays County Appraisal District. Even if your taxes have already been paid, you are entitled to the homestead exemption tax reduction. If you are unsure whether you are receiving the exemption, you can check your tax statement, the Hays County Appraisal District website, or call their office. You may obtain an application from the Hays County Appraisal District.

The application is called "50-114 (1998) Application for Residential Homestead Exemption" and is available in Word or PDF format. If you have access to a computer you can download and print the form yourself.

### Hays County Appraisal District Contact Information:

Office Address: 21001 N IH 35, Kyle, TX 78640

Phone Number: 512-268-2522

Website: [www.hayscad.com](http://www.hayscad.com)

Exemption Form Website: [www.hayscad.com/PA/forms.htm](http://www.hayscad.com/PA/forms.htm)

## NOTICE ON SCHOOL ATTENDANCE ZONES FROM HAYS ISD

The Hays CISD citizens' Growth Impact Committee is in the process of making a recommendation to the School Board about attendance zones for Science Hall Elementary School and the new Ralph Pfluger Elementary School (located in the Shadow Creek subdivision). The attendance zones that the committee is currently considering affect Amberwood and Indian Paintbrush. You can see the draft maps of the proposals at Hays CISD website at [www.hayscisd.net](http://www.hayscisd.net).

The Growth Impact Committee is seeking input from the residents of Amberwood and Indian Paintbrush neighborhoods and conducted a public hearing December 3, 2009, at Science Hall Elementary School. For those who were not able to attend the meeting and want to send their input about this proposal, please send an email to [growthimpact@hayscisd.net](mailto:growthimpact@hayscisd.net).

## ON-GOING CONSTRUCTION ON I-35

The long awaited construction of Kyle Crossing, as well as the overpass bridge at exit 217, have already been started together with the one way frontage road from FM 2001 to FM 1626, north bound and south bound. As will be anticipated, construction will create too much traffic and safety is at stake. Precautionary and attentive driving is much needed from drivers. Please pay attention to all construction signs, flaggers and traffic control devices. Also, be aware that the flow of traffic may affect the neighborhood. Plan your driving time and location. Be safe and considerate.



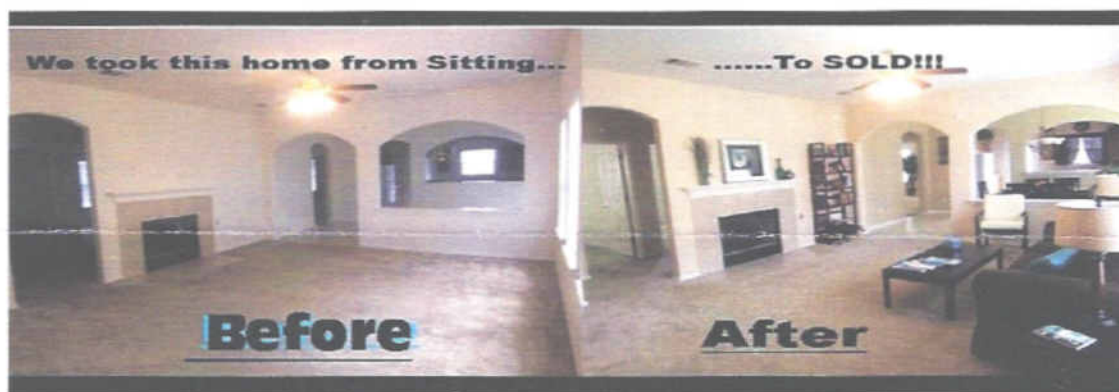


# Want to sell your home?

Thinking of selling now? A few weeks? A few months? It's never too soon to start interviewing agents.

....and when you do be sure to ask about their services.  
Compare! Why pay more and get less?

For example: Studies clearly show a staged home sells faster and for more money, yet not all agents stage homes.



Go to our website & see the difference staging can make. While you're there check out what our clients' have to say about us!

*Call us today... You have nothing to lose...and so much to gain.*



*ADKOR is truly....A Different Kind Of Realty!*

**512-449-6070**

**www.ADKOR.net**

**info@adkor.net**

Amberwood is a deed restricted subdivision. If any homeowner requires a copy of the Bylaws/Deed Restrictions, please contact RealManage. RealManage also asks that all homeowners update their contact information and mailing addresses by contacting RealManage (*contact information listed on page 2*).

# HCISD CAREER AND TECHNOLOGY EDUCATION

## Tech Prep

### Hays High School, Lehman High School and Austin Community College Articulations

Get a jumpstart on college. Enroll in high school courses for college credit.

To obtain your college credit, go online to register in the CATEMA database, be sure to include your correct social security number, [www.catema.net/capital](http://www.catema.net/capital).

#### Eligible Courses and How to Obtain your Credit

**WHAT:** Tech Prep is a way to start a college technical major in high school. In a Tech Prep program, you begin your course of study in high school and continue in a community or technical college. The result is a certificate or an associate of applied science (AAS) degree. Some technical courses may also apply toward a four-year degree.

Courses are taught by the local high school teacher who has received training from Austin Community College professors. The courses are taught at a college level on the high school campus.

Student must receive an 80 or better on the

course work to obtain the college credit. The credit is referred to as "Credit-in-Escrow".

**WHEN:** You may obtain the credit once you have enrolled and taken at least one course with ACC.

Under our agreement with ACC you will not be charged tuition or fees for the "Credit-in-Escrow" earned at Hays CISD. You must claim your credit within 24 months of graduation from high school.

**HOW:** Most credits will have been entered by your high school teacher into the CATEMA system. The CATEMA system is a web system designed to keep track of various Career and Technology information and allows our teachers to recommend credit to ACC.

Students must enter their student information including their social security number into the CATEMA system. This needs to be entered during the class period while the student is enrolled in a Tech Prep course. Without this information, students may not

receive their credits.

If the credit has not been entered into the CATEMA system or you are requesting credit for a course taken before 2003, you may contact the Hays CISD Career and Technology Coordinator to fax the recommendation to ACC.

#### Eligible Courses:

The following information will chart the high school courses that may be taken for Tech-Prep credit along with their post-secondary equivalent and the amount of college credit which can be claimed. \*

Courses may change over the time and teacher certification may also affect which courses will count toward this credit.

\*Double check with the teacher to verify you are in a Tech-Prep course.

Link to list of articulated courses with ACC: <http://www.austincc.edu/Catpc/Hays%20Table.htm>

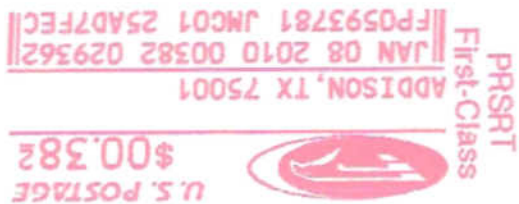
To contribute or advertise in this newsletter, email [newsletter@realmanage.com](mailto:newsletter@realmanage.com).



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Kyle, TX 78640

Current Resident



RealManage  
 PO Box 803555  
 Dallas, TX 75380-3555