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◦ FOURTH
◦ QUARTER
◦ 2011

AMBERWOOD

QUARTERLY NEWSLETTER OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.

2011 AMBERWOOD ANNUAL MEETING CONCERNS

Last year we had our highest annual meeting participation due to Amberwood homeowners attending or submitting proxies. As you know, our annual meeting is held each October giving us the opportunity to elect Board members, get a report from our property management company, and voice our concerns.

Our subdivision is 100% developed and has 618 properties with voting rights. At least 62 properties must be represented to make quorum allowing us to conduct the annual meeting. As you can see, it is essential to participate in person or by proxy. A quorum can be met by homeowners eligible to vote either attending the meeting or assigning proxy votes. This is data from the last four annual meetings and, as shown in the 2010 data, we would not have made quorum without homeowner proxies.

October 24, 2007 - 57 Homeowners + 6 Proxies (No builder vote proxies were cast since we met quorum with homeowners and homeowner proxies.)

October 15, 2008 - 34 Homeowners + 6 Proxies (50 builder vote proxies were cast since we were unable to meet quorum with homeowners and homeowner proxies.)

October 21, 2009 - 27 Homeowners + 5 Proxies (70 builder vote proxies were

cast since we were unable to meet quorum with homeowners and homeowner proxies.)

October 20, 2010 - 47 Homeowners + 33 Proxies (We were able to make quorum with homeowners and homeowner proxies.)

The voting process will change next year due to laws passed in the recent Legislative session but these changes do not impact our upcoming October meeting. I am sure our management company and Board members will communicate changes to homeowners next year as they are adopted and procedures put in place.

This is your opportunity to influence the direction of our neighborhood by voting. However, if you would like to participate as a Board member, please make sure you are nominated using the form provided by RealManage or attend the meeting and you can nominate candidates from the floor. The Board needs diversity and homeowner participation. Watch for your voting packet from RealManage and follow the enclosed instructions.

Tom Witt
Amberwood Board Vice President



Current Amberwood Board of Directors Stepping Down

The current Amberwood Board of Directors -- Ray Bryant, Tom Witt and Diane Hervol will be resigning this October. That means it is time for other Amberwood residents to take their place. If you are interested in stepping up to the plate and taking on a Board position please contact RealManage no later than October 15th at service@realmanage.com and specify in your email your full name, association and why you are interested in serving your community. The election for new Board members will take place at the Amberwood annual meeting on October 19th.

UPDATE

Amberwood Annual Meeting

Please mark your calendars and plan to attend the 2011 Amberwood annual meeting on **Wednesday, October 19th**.



The meeting will begin at **6:30 PM** and will be located in the **Chapa Middle School cafeteria** (3311 Dacy Lane, Kyle, TX 78640).

AMBERWOOD CHRISTMAS EVENT!

Come and make a difference for someone else! Come to the Santa Food Drive benefiting Hays County Food Bank and PAWS on Saturday, December 10th from 11:00 AM to 1:00 PM at the Amberwood community pool. Bring your children and animals to take a picture with Santa! Light refreshments will be served.



September Yard of the Month Winner

Congratulations to September Yard of the Month winner, 362 Amber Ash Drive.



Association Manager:

Kathryn Evans

RealManage

10800 Pecan Park Boulevard

Suite 100

Austin, TX 78750

1-866-4RealService

1-866-473-2573



KEY CONTACTS:

Ray Bryant
President

Diane Hervol
Secretary/Treasurer

Thomas Witt
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

Co-Chair: Mrs. Frances Witt.....295-4651
.....thomaslwitt@austin.rr.com

Co-Chair: Ms. Judy Moss.....504-3475
.....jamoss@austin.rr.com

Beautification Committee

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

Newsletter Committee

Chairperson: Mr. Sonny Tamayo.....262-7281
.....jay2fair@msn.com

Safety Committee

Chairperson.....vacant

Social Committee

Chairperson: Ms. Alina Apostolakis.....aapostola@yahoo.com

Website Committee

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

Co-Chair: Ms. Linda Freeman.....262-7872

Co-Chair: Ms. Peggy Farrell.....576-8775
.....bluebelletx@yahoo.com

RealManage Property Management

Manager: Ms. Kathryn Evans.....866-473-2573
.....AMBERWOO@realmanage.com

KYLE POLICE REPORT FOR THE AMBERWOOD COMMUNITY

Kyle Police Report for the Amberwood Community
October 2010 through March 2011
Compiled by Craig Wiseman and Mike Rubsam

52 incidents of non-specific police investigations
10 incidents of suspicious person or vehicle
31 incidents of animal disturbances
15 incidents of domestic disturbances
6 incidents of criminal property mischief
7 incidents of disorderly conduct
10 incidents of vehicle burglary
4 incidents of residence burglary
6 incidents of assault
33 vehicle stops
5 misdemeanor arrests
4 incidents of I.D. or check fraud
1 incident of criminal trespass
1 violation of city ordinance
1 traffic accident



The last quarter of 2010 and early 2011 was marked by an increase of vehicle and residence burglaries, especially on the nights of January 1st and 2nd while residents were away from their homes. There have also been past incidents of burglaries during rainstorms when people stay indoors. Thieves look for distractions and dark nights so protect yourselves by locking your cars. In half of these cases the vehicles were left unlocked or valuables were exposed.

Kyle Police Department 268-3232
Kyle Animal Control 268-3232

Monarch Utilities

Amberwood Subdivision is now in stage 3 of water restrictions. Please visit <http://www.swwc.com/drought-notice/> for all of the watering restrictions.

Amberwood Community Website

<http://amberwoodhomeowners.org>

CONSERVE YOUR WATER/BE WATER WISE

How to Conserve Water Indoors:

- If you don't already have an ultra-low flush toilet (1.6 gallons per flush), then train yours to use less by installing a toilet dam or plastic jug.
- Install a low-flow showerhead (one that dispenses less than three gallons per minute).
- Reduce the level of water in your bath - instead of 10 inches of water, use only three.
- Keep a jug of water in the refrigerator so that you don't have to run the tap until the water runs cool.
- Only wash full loads in the washing machine and dishwasher.
- Don't rinse dishes under running water.
- Turn water off when brushing your teeth/shaving.



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PREVENTING GRASS FIRES

Excerpt from the Austin Fire Department, on how to prevent grass fires that could eventually burn homes. We had a lot of grass fires recently here in Central Texas and other parts of the State and as this article is being written a lot of grass fires are on-going in Bastrop, Steiner Ranch, Dripping Spring, Lake Travis, Pflugerville and other areas.

- Don't throw cigarette or cigar butts on the ground or out of a vehicle. Dispose of them properly and make sure they are completely extinguished.
- Do not burn trash, leaves or brush outdoors; there is a permanent burn ban in the City of Austin and during certain times of the year bans are implemented in many outlying areas.
- Keep a 30-foot "safety zone" surrounding the home clear of brush and cedar, especially for those living in a woodland area. Grass should be cut short in this area as well. For homes that sit on a steep slope, the safety zone should be increased accordingly.
- Stack firewood at least 15 feet and uphill from the home.
- Rake leaves, cut off dead limbs and twigs, and mow grass regularly. Cut tree limbs within 15 feet off the ground and remove dead branches that extend over the roof.
- Don't park cars, trucks, or recreational vehicles on dry grass

or shrubs. Exhaust systems on vehicles can reach a temperature of more than 1000 degrees; it only takes about 500 degrees to start a brush fire in the summer.

- Use an approved spark arrester on all internal combustion engine-powered equipment. This special muffler helps ensure that sparks generated by off-road vehicles, chainsaws and other equipment don't start wildfires. Check and replace spark arresters periodically.
- Maintain equipment in good working order.
- Parents should emphasize to their children the dangers of playing with fire. Many grass fires are started by children who have no idea how quickly flames can grow and spread.
- Homeowners who barbecue should maintain a 10-foot area free of brush and shrubbery around grills and propane tanks. Non-flammable screens should be placed over the grill (with mesh no coarser than 1/4 inch thick). Never leave a grill unattended. After use, place grill ashes in a metal bucket and soak in water.
- Keep a shovel, bucket of water, fire extinguisher, or other fire suppression tools on hand.



Texas Department of Public Safety -- New Texas traffic, criminal laws set to go into effect September 1st



Traffic Laws

- Tow trucks have now been added to the slow down or move over laws, which require drivers to slow down 20 miles per hour below the speed limit, or to vacate the lane closest to the stopped emergency vehicle that has emergency lights activated if the road has multiple lanes traveling in the same direction. (HB 378)
- Speed limits will now be the same during night and day driving, and separate speed limits for trucks have been eliminated. The maximum speed limit on state highways may be raised to 75 miles per hour if approved after a finding by TxDOT that the increased speed would be reasonable and safe following an engineering and traffic investigation. (HB 1353)
- A driver may not allow a child under 18 to ride in a watercraft while it is being towed on a street or highway. This does not include watercraft being towed on a beach or in a parade. (HB 2981)

Criminal Laws

- Certain synthetic compounds deceptively labeled as "bath salts" and synthetic marijuana products (K2 or spice) have

been added to Penalty Group 2 of the Texas Controlled Substances Act. (HB 2118, SB 331)

Bath salts contain dangerous stimulants, and K2 mimics the effects of marijuana. Both have been sold in convenience stores and head shops, and have side effects that can be harmful and long-lasting.

- The electronic transmission or possession of visual material depicting a minor engaging in sexual conduct ("sexting") has been added as an offense in the Penal Code. The penalty can range from a Class C misdemeanor to Class A misdemeanor, depending on the circumstances. This does not apply to minors involved in a dating relationship or spouses. (SB 407)
- The possession or use of tire deflation devices, commonly known as caltrops, for any purpose other than law enforcement use or as an antique or curio is prohibited. Criminal organizations have increasingly used caltrops as they attempt to evade apprehension, resulting in damage to patrol vehicles and innocent vehicles on the road. (SB 1416)

For more information please visit the Department of Public Safety website.

CONSERVE YOUR WATER/BE WATER WISE ...CONTINUED FROM PAGE 2

How to Conserve Water Outdoors

- Use the principles of xeriscape (quality landscaping that conserves water and prevents water pollution) in your yard.
- Plant native, drought-tolerant or adapted plants in your yard.
- Water only in the morning, when evaporation rates are at their lowest.
- Use sprinklers that throw big drops of water close to the ground. Smaller drops and mist often evaporate before they hit the ground.

- Water only when grass begins to show signs of stress -- wilting, discoloration, or when footprints are visible, after you've walked on it.
- When you do water, water deeply and infrequently to promote good root growth and healthy plants.
- Use a broom to wash your driveway -- not a hose.
- Don't water the pavement.

For more information regarding the City of Kyle's Water Use Guidelines and Restrictions, visit www.cityofkyle.com or call Kyle City Hall at 262-1010.

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).



IS YOUR PHONE BILL RIPPING YOU OFF?

How to spot and avoid 'cramming' charges on your phone bill.

Spotting unauthorized charges on your landline and cell phone bills isn't always easy, but the penalty for missing them can be substantial.

Americans are paying more than \$2 billion a year in unauthorized charges on their phone bills, an illegal practice called cramming, estimates a recent Senate Commerce Committee study.

Charges can show up in the form of services you might legitimately use -- long-distance fees, for example, or a downloaded ringtone -- but what makes them cramming is that you haven't actually used the service or otherwise authorized the charge. In fact, the Federal Communications Commission reports just 0.1% of consumers actually use the third-party services they're being billed for. So what's making consumers pay up? Cramming isn't easy to spot. Charges are often small, and listed simply as a "service charge" or the even more vague "other fees."

"We're glad that the regulatory bodies are looking at this," says Linda Sherry, a spokeswoman for Consumer-Action, a consumer advocacy group. "It's completely bogus to bill people for things they didn't ask for." Phone bills are such a popular target because it's relatively easy for an unscrupulous company to bill something

to your phone, versus obtaining your credit card number, she says.

Earlier this week, the FCC released new proposed rules that would require phone companies to clearly identify and list separately any third-party charges, in a bid to reduce cramming. Even so, it's up to consumers to avoid paying.

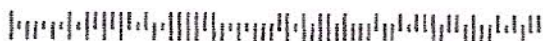
"The onus is on the consumer to look at the bill and make sure it's correct," Sherry says. "It's a huge drag."

Review your bill each month and call your carrier to question any charges you don't understand. Carriers will typically remove and reverse charges for you, she says, although in rare cases you may need to reach out to that third party.

The FCC says 82% of cramming charges still occur on landlines, so keep track of any long-distance or other expensive calls you make. On cell phone lines, carefully read the terms and conditions for any phone-related services you or a family member use. Sending one text message for, say, a special offer from a company may sign you up for a monthly subscription. Carriers may also allow you to block purchases on your phone entirely.



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