

# SENDERO SCOOP

*the official e-newsletter of Sendero Springs*



PHOTO BY KIM NEUMAN

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## Board Update

*by Bharat Swatantran*

Fall is upon us, even though the unusual streak of warm weather continues with an occasional cool front coming in at times. This is a good time to add mulch to your flower beds and trees, change over to fall flowers, aerate your lawns and add new topsoil. On the topic of landscaping, Sunscapes, our landscaper, has done a great job of maintaining the facade at both our entrances and keeping them colorful all summer. Look out for fall flowers and colors as the weather gets cooler!

We recently negotiated a one year contract with our current property management company, RealManage. This new contract will reduce our operating costs by over 20% resulting in some great savings for our HOA. The previous contract was set up to renew automatically every three years and had not had any changes made to it since 2008. Our Sendero Springs Finance Committee reviewed the contract and provided valuable insights and our President, David Schmidt, met with the Senior Vice President of RealManage to secure our new contract. The one

year term helps us review the performance of our property manager more actively while evaluating other options in the market, keeping the best interest of the neighborhood in mind when making these decisions.

The wood structure monuments on Entrada Way is undergoing roof repairs as the wood under the roofing was rotting and the tile roof has suffered hail damage over the years. Once repaired, these roofs will be well built and should be maintenance free for a long time.

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**Email [board@senderosprings.org](mailto:board@senderosprings.org) if you have questions or are interested in serving on a committee.**



# Board Update

(continued from p. 1)

We had a quiet Town Hall this month where the board offered some of these updates. The Holiday Season will be upon us soon and we're looking forward, excited to see the yard decorations and lights for Halloween and Diwali! We want to thank the ACC, finance, social and communication committees for their outstanding service in support of the community and the board.



Just a friendly reminder that the holidays are quickly approaching and upon us. We appreciate everyone's cooperation in adhering to the holiday light schedule that was provided via email by the HOA Board.

The dates are as follows:

- Halloween - October 1 to November 5
- Diwali - October 23 to November 27
- Christmas - November 23 to January 15

Lights or decorations during any additional time of year would have to be submitted to the ACC for consideration.

Also, the ACC would like to remind homeowners that there are several things that can help expedite your request thru the review process in a timely manner.

Here are a few:

- Full completion of HOA submission form
  - completion of homeowners' info
  - general description of request
- Copy of the house property survey showing location of improvement and dimensions to fencing and/or house
  - setbacks to fence
  - dimensions from improvement to house
- More details are always better than less
  - renderings of improvements definitely help to minimize ACC questions
    - renderings of improvement
    - size of shed
    - location of improvement to fences and house
    - stain/roof shingle colors
    - drainage plan of lot
    - colors and type of landscape rock or ground covering

We appreciate everyone's support in adhering to the above and help in making Sendero Springs a great place to live!

To contribute to the newsletter, email [newsletter@senderosprings.org](mailto:newsletter@senderosprings.org)

# SENDERO SERVICES

## **Sweet Musings** - Custom Bakery

*Amrita Gupta*

[facebook.com/sweetmusings22](https://facebook.com/sweetmusings22)

\*Message on Facebook\*

## **Epic Laser** - Printer Toner, Repair, Maintenance, and Rental

*Elton Cantu*

512-444-9300; [epic-laser.com](https://epic-laser.com)

## **University Dental** - Cosmetic and General Family Dentistry

*Drs. Ashish Naik, Angela Niknam, and David Burden*

512-904-0672

[keeproundrocksmiling.com](https://keeproundrocksmiling.com)

## **Katya The Bubble Genie** - Parties

*Katya Lobynicheva*

[alluringbubbleadventures.com](https://alluringbubbleadventures.com)

\$50 off any package for Sendero Residents

## **Jay Christian** - Notary Public

254-718-3501

## **Designing Your View** - Interior Design

*Stephanie Stiles*

512.761.8236; [www.designingyourview.com](https://www.designingyourview.com)

## **Tech Builders** - Software and IT

*Jason Mongaras*

<https://www.tech.builders/>

[jason@tech.builders](mailto:jason@tech.builders)

## **Round Rock Comfort Dentistry** - Dentistry

*Rashmi Indrakanti*

512-248-8888

[www.rrcdentist.com](https://www.rrcdentist.com)