

The Top Ten

What to Know About Living in the Courtyard

1. New Neighbor Contact Information

Please fill out and return the form included in your Welcome Package to any Welcome Committee member, either by email, mail, or in person.

2. Your Courtyard HOA Board, as of July 2024:

Charles Crooks, President; crooks77@bellsouth.net
Konavis Smith, Vice President; konavis@gmail.com
Meredith Massey-Kloetzer, Secretary; meremass@gmail.com
Stu Hare, Treasurer (512) 785-1834; stuhare@icloud.com
Henry Mistrot (512) 459-7313; hbmistrot@austin.rr.com
Matt Harold; mattlikesbikes@gmail.com
Linda Lange; mailto:lange.linda@att.net

Property Management Company:

Alice English, Goodwin Management
11950 Jollyville Rd, Austin TX 78759
Alice.english@goodwintx.com; (512) 568-0449

Committee Chairs

Environmental Control Committee ("ECC") (for landscape and building improvements)
Diana Apgar - fd1966fd@aol.com

Social/Decorating Breck Wilson – breckbyron@gmail.com
Travis Tegland – travelingtravist@gmail.com

Community Park Landscape Michael Mulford-Carper - mike@mulford-carper.com

Security Charles Crooks – crooks77@bellsouth.net

Communications Jim Vence – communications@courtyardhoa.org
Compliance Goodwin Management - Alice.english@goodwintx.com
(512) 568-0449

Kayak Jim Vence – kayak@courtyardhoa.org
Fire Safety Richard Stelzner – arebeess42@gmail.com
Welcome Erik Maye - erikmaye@gmail.com

3. Neighborhood Directory

The directory is always available in the secure section of the Courtyard website, where the list can be searched by name or street address and **can be printed**. Go to www.courtyardhoa.org and **click on directory** (Username: courtyard; password: can be obtained through a Courtyard HOA Board member). In order to add or change your name, address, or e-mail, please contact communications committee at communications@courtyardhoa.org.

4. The Courtyard Communication Network

Website

The Courtyard sponsors a very helpful website www.courtyardhoa.org where you will find useful information, including a calendar of events and special notices on the Home Page. (A website map is included in this packet.)

The website also provides minutes of Board meetings, important HOA documents such as building and remodeling guidelines and the covenants/rules that govern activities in the Courtyard. You can "Report a Problem" that goes to all Board members and you can submit comments or questions to any of the Board members or Committee chairs by clicking on "Contact Us." We encourage you to take a few minutes to look over the website.

To gain access to the secure "members only" sections, sign on as follows:

Username: courtyard Password: [can be obtained through a Courtyard HOA Board member]

Broadcast Emails

To get urgent news or information to resident homeowners quickly, the Board sometimes issues a broadcast email. It is used for gate code changes, emergencies such as a lost person or pet, and for special events or meetings of relevance to the whole neighborhood. Contact any Board member, if you have an emergency and want to get a community-wide message out.

Nextdoor Internet Group

Many residents belong to a community oriented Internet group called Nextdoor. You can find the site at <https://thecourtyard.nextdoor.com> and join online.

5. Courtyard Rules & Regulations

The HOA Rules and Regulations are available on the website at www.courtyardhoa.org. If you have a question about the rules and regulations, please contact HOA President Charles Crooks at president@courtyrdhoa.org.

PLEASE NOTE: Make sure to get ECC Approval before doing any changes to your landscape or exterior of your home (Contact an ECC committee member).

6. Courtyard HOA Meetings

Monthly Board Meetings

Monthly Board meetings are held at 6:30 p.m. on the 3rd Tuesday of the month in the lobby of the office building at the corner of North Scout Island Circle and Courtyard Drive. ***ALL RESIDENTS are welcome***, even if you just want to come by and introduce yourself. Agendas are emailed to residents the week before the meeting through our property manager, Goodwin Management.

Annual HOA Meeting

The annual meeting is held in January at the office building on the corner of North Scout Island Circle and Courtyard Drive. As the time approaches, you will receive more information via U.S. mail, email, and the website.

7. Trash & Recycling

The **brown** trash bins and **green** compost bins are emptied by the City of Austin every Friday. Place your bin out before 5:30 AM Friday morning, or if you prefer, Thursday evening. *Please remove your bin from the street as soon as possible after it is emptied.*

The **blue** recycling bins are emptied by the City of Austin every other Friday. Place your bin out before 5:30 AM Friday morning, or if you prefer, Thursday evening. *Please remove your bin from the street as soon as possible after it is emptied.*

If Thanksgiving, Christmas, or New Year's Day falls within the week, then our trash/recycling day slides forward to Saturday for that week.

8. Courtyard Places: Community Park, Kayak/Canoe/Boat Storage, and Neighborhood Map

One of the most beautiful features of our neighborhood is the Courtyard community Park, located at the end of Cone Circle. The Park is ***exclusively*** for the use and enjoyment of resident homeowners and their family members. A gate code is required to gain entrance to the Park and the Park bathroom. To drive into the Park, enter the code on the keypad at the entrance to the Park gate. To exit the Park, drive your vehicle up close to the gate and it will slowly open. Park hours are 6 AM to 10 PM daily.

Please do not give the code to non-residents or send visitors to the Park if you are not with them. The code is changed periodically for security reasons, and you will be notified via broadcast email in advance of the change.

Dogs MUST always be on a leash, and please pick up any of their “deposits.” Bags and trash bins are conveniently located in the Park.

Areas of the Park can be reserved; a Park FAQ and reservation form is available on the Courtyard website and included in this packet. Please note that reserving areas of the Park NEVER exclude other residents from using and enjoying the Park.

Kayak/Canoe/Boat Storage Sites

The kayak/canoe rack is located in the community Park, down the hill and to the right, across from the pond. Resident homeowners may lease a spot in the kayak/canoe storage rack when space is available. Contact the Kayak Committee Chair, Jim Vence at kayak@courtyardhoa.org - regarding availability and guidelines, and to be placed on the waiting list. The current lease agreement is included in this packet and is available on the Courtyard website.

The Courtyard HOA has limited boat and trailer storage located on FM 2222, across Bull Creek, just east of the County Line BBQ Restaurant. Resident homeowners may lease a spot in the boat and trailer storage area when space is available. Contact the boat & trailer storage committee chair, Meredith Massey Kloetzer, meremass@gmail.com regarding availability and guidelines, and to be placed on the waiting list. The current lease agreement is included in this packet and is available on the Courtyard website.

Neighborhood Map

Included in this packet, you will find a handy map of the Courtyard showing the streets and common areas.

9. Community Events and Social Opportunities

Monthly Book Club

A group meets monthly to discuss the current book selection and residents are welcome to join. If you are interested in participating or would like more information, please contact Lou Blemaster at loublemaster@gmail.com.

Annual Events

The Courtyard offers four annual events to promote a fun and social atmosphere in the neighborhood. We are always looking for volunteers to help with these fun events! Email Breck Wilson or Travis Tegland to volunteer or if you have any questions about these events. Social committee chair - breckbyron@gmail.com or travelingtravist@gmail.com

Events include Easter Egg Hunt, Independence Day Parade and Picnic, and Halloween Pre-Trick or Treat Pizza Dinner.

Ladies Game Night

Once a month, usually on the 3rd Thursday of the month at 6:30PM, the ladies get together to socialize and play a game (often it's Bunco). What a fun way to meet your neighbors and just have a blast! Email Joany Price – joanyprice@gmail.com, to get your name on the email chain for Ladies Game Night.

Men's Poker Night

Once a month, usually on the 3rd Thursday of the month at 7PM, the men get together to socialize and play a Texas Hold 'Em. What a fun way to meet your neighbors and just have a blast! Contact the Poker Night Coordinator, to get your name on the email chain for Men's Poker Night.

10. Helpful Reminders

Trash & Recycling Bins: PLEASE remove your bins from the street as soon as possible after collection. The storage of trash bins where they can be seen from the street or by your neighbors is prohibited.

Pets: Leashes and Picking up Deposits

Please respect your neighbors and their property by keeping your pets on a leash and picking up their deposits when walking or at the Park. These simple measures go a long way in keeping our neighborhood safe, clean, and sanitary.

Garage Doors

Please keep your garage doors down as much as possible. Garage doors left open for extended times are not only unsightly but can be an invitation to theft. The best deterrent is to take away the opportunity!

Coyote Awareness

Living in a natural environment means coexisting with wildlife. We do have a community of coyotes living in the neighborhood. Please take a moment to read the Coyote brochure in this packet. Periodically we conduct humane coyote trapping and relocation. You will be notified through the Courtyard Communication network when this is going on. **PLEASE NEVER FEED THE COYOTES!**

Welcome to the Courtyard!

We are glad you are here.