



BVSHOA.COM

## Fall Newsletter – October 2024

Annual Meeting  
Election of Board of Director Members  
Notes from the Architectural Control Committee  
Pay 2025 Dues  
Order Christmas Trees / Holiday Lights Contest

### Hello Neighbors,

The calendar says Fall is on the way – let’s hope the temperatures get the message soon. We have several activities in the upcoming months and hope you are ready.

**Halloween** will be here soon, and the dragon family already is out on Spicewood Parkway. Post locations of great decorations on the HOA email group, and we will keep a list.

**HOA Annual Meeting** is Thursday, November 7, at Balcones Country Club. Social hour (6-7 PM) includes tasty snacks, opportunities to visit at a variety of info tables, and meet new and old friends. The meeting (7-8 PM) includes speakers and reports from the HOA. All neighbors are invited – member of the HOA or not.

**Election of Board Members** is ongoing from Oct. 10<sup>th</sup> through Nov. 7 (more info on next pages). Three talented women are running, and their bios are below. Also, write-in candidates are welcomed. The Board of Directors may have up to nine members. For 2025, four members are returning - Caleb McLain, Vivian Featherston, Jacque Forrest, and Suzie LaPlant. A valid election will have votes from 10% of the membership. Voting is Oct. 10 – Nov. 7, and people who have paid 2024 dues may vote.

**Notes from the ACC** include info about deed restrictions, planning for remodeling, or new construction. The deed restrictions apply to each property in the subdivisions regardless of whether the resident has paid HOA dues or not.

**Christmas Trees / Holiday Lights** – Order your tree and plan your award-winning light display. Judging will be December 13-16.

**Vote / Pay Dues / Order Christmas Trees** - Info is on the following pages. You have the option of sending vote and payments via mail, hand delivery, at the Annual Meeting, or electronically on the website.

### Nominees for BV/S HOA Board of Directors

**Christine L. Connor, Mandeville Circle.** My husband, Kelly Gallagher, and I were born in Austin but grew up in other Texas cities. We both went to the University of Texas at Austin and have been living in Austin for many years. We moved to Balcones Village/ Spicewood from central Austin 6 years ago and love it! My previous and current volunteering roles include Seedling Mentor, member of the Friends of Christopher Foundation, co-host of Neighborhood Night Out, and room (grand)mother at Old Town Elementary. I am also on the board of the BCC Women’s Association. I am a recently retired civil engineer and have experience managing projects, as well as working with the City of Austin, Travis County, and the Texas Department of Transportation.

I believe that my previous experience with these agencies, and my project management experience would be beneficial to the HOA board. I am willing to serve in any capacity needed and look forward to helping keep Balcones Village/ Spicewood a great place to live!

**Elizabeth Gomez, Clearrock Drive.** I have had the privilege of being part of this neighborhood since my childhood. Although I didn’t live here the entire time, my parents did, and several years ago, my husband, John and I moved back into the same house I grew up in. My education journey began right here as I attended Elementary, Middle, and High School in this neighborhood. I am proud to be part of the second graduating class of Westwood High School. The connection to our community has given me a great appreciation for this neighborhood and residents. Throughout my career I have acquired valuable skills in management, finance and project planning,

I believe that these skills will be beneficial on the HOA board. I am excited about the opportunity to contribute to the continued success and well-being of our community. I look forward to working together with all of you to organize and encourage neighborhood events and promote safety and growth for our HOA for the entire community.

**Linda Strickland, Vista View.** Mike and I moved to the neighborhood 17 years ago, and we’ve been blessed with neighbors who are like family, plus the wonders of our local wildlife. My work life is varied. I was a Special Ed Teacher, where I learned to start where the child is. Later, I switched to commercial appraisal, and completed valuations of a variety of commercial properties, as well as working on eminent domain projects, and serving as an expert witness. After retiring, I began the best of all my jobs – leading field trips for children and their parents at a local farm. Seeing the interest on those little faces was the best time ever.

In 2022, I joined the Board as the Communications Chair, filling out another’s term. I write the newsletters and created the new website. I enjoy this work very much and use those important skills I learned along the way – have a goal, start where the people are, and fill the middle with some fun and joy. I want to continue the work on the website and support more communications efforts.

## Architectural Control Committee - Deed Restrictions Are A Valuable Asset

The Architectural Control Committee was created by the developers to ensure the homes were built as high-quality residences and continue to be as property improvement projects are implemented. The current ACC is six of your neighbors who volunteer their time to work on your behalf to ensure continued compliance with the deed restrictions that apply to all properties in BV/S.

The ACC strives to prevent deed restriction violations by increasing awareness of the requirements via the HOA's website BVSHOA.com, HOA newsletters, and the Welcome Folder given to new owners. We also send information about the deed restrictions to listing agents and ask their help by communicating that information to the seller and prospective buyers. This year we sent that information to the agents for more than 33 listings in our neighborhood.

The plans for all projects are required to be approved by the ACC prior to construction. We approve the plans that comply as submitted or provide feedback on the compliance issues so the homeowner can revise the plans and resubmit. The ACC also monitors the Plan Review requests submitted to the City of Austin to identify projects that have not been approved by the ACC and follow-up with a request to the property owner to submit their project to us for approval. The ACC also follows up on construction in the neighborhood reported by other homeowners.

Reviewing project plans for compliance is the ACC's major activity. This year your ACC approved 34 projects and denied approval of 13 others. Most of the plans that did not comply were revised and resubmitted based on the feedback from the ACC. We encourage homeowners to inquire about the restrictions and requirements when considering a project so that it can be designed to comply. This year the ACC responded to more than 50 inquiries.

Even with our efforts to educate the homeowners about the deed restrictions and requirements, some projects are built that were not approved and do not comply. The ACC enforces the deed restrictions by advising the homeowner of the violation and ensuring it is corrected or resolved. Our deed restrictions are legally enforced when necessary. This year we addressed 9 compliance issues, most of which have been voluntarily resolved.

You can help by continuing to comply with the deed restrictions yourself and:

- Talking with your neighbors about the importance of the 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. Understand the applicable restrictions and submit your project plans for review early in your design process so your final plans will comply and be approved. Please contact us at [acc.bvshoa@gmail.com](mailto:acc.bvshoa@gmail.com) with your questions.

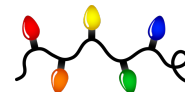


**Christmas Trees** - The HOA secured 5-6', Grade A, Douglas Fir trees from a family farm in Pennsylvania. They will arrive Friday evening Dec. 6 and be delivered to your home Saturday Dec. 7. Costs are \$50 per tree for HOA members and \$60 for non-members.

The HOA provides the trees as a service to the neighborhood and not as a fund raiser. We plan to break even on expenses, but fuel costs are more variable now. Orders will be filled in the order in which they are received. This year, we've ordered 400 trees, so it is best to place your order soon. You may pay via check through mail, check via hand delivery to Suzie LaPlant at 9420 Spring Hollow Dr. or Linda Strickland at 9607 Vista View Dr. (leave in box on front porch), at the Annual Meeting, or electronically on the website. Details are on the following page.

There are three opportunities for volunteers – unload the trees Friday night, deliver trees Saturday morning, or set up the outdoor trees for neighbors needing some help. Several families have participated for years. To unload or deliver trees, email Jason Lee at [plinking@yahoo.com](mailto:plinking@yahoo.com). To assist neighbors in putting up outdoor trees, email Suzie LaPlant at [suzielaplantx@gmail.com](mailto:suzielaplantx@gmail.com).

**Holiday Lights Contest** – Our neighborhood has had a reputation for wonderful holiday lights for a long time. People come from other areas to enjoy the displays. From a few simple lights to a major production, driving the streets is a joy.



Each year three families from the Balcones Village and three from Spicewood win “Best Lights” and a \$50 prize, courtesy of the HOA. Winners are limited to people who have paid their HOA dues. Judges are volunteers from the neighborhood, and many make it a family affair. Parents have told us that their children enjoyed looking at all the lights and are quite adept at identifying the outstanding displays. Please think about volunteering as a judge and email Linda Strickland at [communications.bvshoa@gmail.com](mailto:communications.bvshoa@gmail.com) with any questions or to volunteer.



## How to Vote – Pay Dues – Order Trees

**Online** – Go to the HOA website (bvshoa.com), click the banner “Vote / Dues / Trees”, and follow directions. Or you may use the QR Code that goes to the page on the website. You may pay by credit card or Apple Pay. A \$2 processing fee is added.



**By Mail** – Cut off the forms below and mail to BVS HOA - 13492 N Highway 183 Suite 120 - #711, Austin, Tx 78750. Checks are accepted for dues and trees – make payable to BVS HOA. Returned checks will be charged a fee.

**Hand Delivery** – Cut off the forms below and deliver to Suzie LaPlant at 9420 Spring Hollow Dr. or Linda Strickland at 9607 Vista View Dr. Leave in lock boxes on front porches. Checks are accepted for dues and trees – make payable to BVS HOA. Returned checks will be charged a fee. Place forms and check in an envelope.

**Annual HOA Meeting** – Cut off the forms below and bring to the Annual Meeting where Board Members will take your vote and payments. Checks are accepted for dues and trees – make payable to BVS HOA. Returned checks will be charged a fee.

~~~~~Cut Here~~~~~



## Ballot Form

### BVS HOA Ballot for New Board Members

Only HOA members (paid 2024 dues) may vote, and only one vote per residence.

Place a checkmark beside each person for whom you are voting.

A valid election requires votes from 10% of the membership. Your vote is important.

Your Address \_\_\_\_\_

\_\_\_\_\_ Christine Conner

\_\_\_\_\_ Elizabeth Gomez

\_\_\_\_\_ Linda Strickland

Please list your write-in votes, if any.

Write-in Candidate \_\_\_\_\_

~~~~~Cut Here~~~~~



## Pay Dues and Order Trees Form

### BVS HOA 2025 Membership and 2024 Christmas Tree Order Form

*\* Required Field*

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

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

\* Best Phone \_\_\_\_\_ 2<sup>nd</sup> Phone \_\_\_\_\_

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

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

| Item            | Base Cost | Number    | Total |
|-----------------|-----------|-----------|-------|
| 2025 HOA Dues   | \$50.00   |           |       |
| Christmas Trees |           |           |       |
| HOA Member      | \$50.00   |           |       |
| Non-HOA Member  | \$60.00   |           |       |
|                 |           | Total Due |       |

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

Or Current Resident

Name  
Address  
City – State – Zip

## Balcones Village / Spicewood HOA

### Save the Dates

November 7 Annual Meeting at BCC – 6 PM Social – 7 PM Meeting  
December 7 Christmas Trees arrive and unloaded +++  
December 7 Christmas Trees delivered to your yard +++  
December 13-16 Holiday Lights Judging +++

+++ Volunteers Needed