

**Meeting Via Zoom**  
Tuesday, February 20<sup>th</sup>, 2024  
@ 6:30 PM

<https://bit.ly/CHCRNAMeeting>

Meeting ID: 916 6604 7859

Passcode: Neighbors



Use your phone's camera to focus on this QR Code to enter monthly meeting on Zoom.



# Echoes from the Hills

CORONADO HILLS/CREEKSIDE NEIGHBORHOOD ASSOCIATION

WEBSITE: [www.CHCRNA.com](http://www.CHCRNA.com) PO Box 16384 • Austin TX 78761 February, 2024

*Mission: to ensure the safety of residents—to preserve the integrity of the neighborhood—to increase the value of homeowner property*

## MONTHLY MEETINGS 3<sup>RD</sup> TUESDAY OF THE MONTH

The Coronado Hills/Creekside Neighborhood Association meeting will be on **Tuesday, February 20<sup>h</sup> at 6:30 PM**. We will meet **virtually via Zoom**. Please mark your calendars for our monthly meetings on the **3<sup>rd</sup> Tuesday of each month**.

### NO DUES REQUIRED/ DONATIONS REQUESTED

Dues are not required to participate in CHCRNA monthly meetings, activities, or events. Residents are asked to voluntarily contribute \$12 per year (*one dollar a month*) to support the organization's activities. Donations in any amount are welcome; *donations are not tax-exempt*.

To support the NA, please contact David Risher, CHCRNA Treasurer, Email: [davidmrisher@aol.com](mailto:davidmrisher@aol.com), Phone: (512) 451-7084 Address: 7304 Glenhill Rd., or P.O. Box 16384, Austin, TX 78761

*Although nothing is required, anything is welcome.*

### Dates to Remember

Austin Light Rail In-person events: **Feb. 10, 12, 27 and 29**; Virtual event: **Feb. 22**

Hearing Notice of Austin's Strategic Mobility Plan **February 15, 2024**

**CHCRNA General Meeting:**  
**Tuesday, February 20<sup>th</sup> @ 6:30 pm**

## QR CODE!



We have a new and improved way to access the CHCRNA general monthly meetings — a QR Code!

Simply use your smart phone's camera to focus on the graphic.

The software will read the code and enable you to access the ZOOM meeting.

In addition, we have streamlined the URL for the meeting from this long URL

<https://austincc.zoom.us/j/91666047859?pwd=ZDFpSFBSVDRvQ1gvd3pWpWpGpNHpMQT09> to <https://bit.ly/CHCRNAMeeting>

This should help facilitate the accessibility to our meetings! See ya at the next meeting: **Tuesday, February 20<sup>th</sup> at 6:30!**

## ONE MORE YEAR...



2024 will be the last term for the current Coronado Hills/Creekside/Neighborhood Association Board.

The neighborhood is changing and there is no better way to say this: so are your board members! Though we have had a great board all these past years and the experience has definitely been a positive one, board members who have served for years are retiring. This board cannot continue

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as is. We have no recourse but to *dissolve* our neighborhood association at the end of this year if no one steps up to take the reins.

If you are inclined to become a board member next year, it is **imperative** to attend the monthly meetings NOW to familiarize yourselves with the issues the association handles.

We encourage you to get involved in our neighborhood and attend the meetings with your ideas and concerns that will help continue to make this great neighborhood.

### COSTS AND DONATIONS TO THE ASSOCIATION



In a couple of newsletters early last year, we discussed some financial challenges facing our neighborhood

association and praised those who have continued to donate over the last several years. Since then, we have elected to move our meetings exclusively to Zoom since the Old Town site would cost our association \$400 year for our eight meeting dates.

That would mean that our annual fixed costs (*meeting place, post office rental fee & Austin Neighborhood Council dues*) would be approximately \$630. **That is significantly more than donations for any one year over the last six years.** While we have looked at other potential meeting places, the cost would likely not be much lower than the Old Town site.

While we have all experienced increase costs in each of our household budgets, our association's post office rental fee has gone up by more than 150% (\$106). As board members we are committed to ensure that we are good stewards of the donations made by members of our neighborhood.

We are indeed fortunate that **Mike's Print Shop** donates its time and materials for our monthly newsletter. Over the last four years we have seen our association's checking balance drop \$1,000. It is currently at \$2,705. While our goal is to have more participation and engagement by our neighbors, we would hope that increased participation might also bring more voluntary donations. You can contact our Treasurer, David Risher as noted below. *He is even willing to come by and pick up your donation.*

David Risher, Treasurer  
[davidmrisher@aol.com](mailto:davidmrisher@aol.com) • Land Line 512-451-7084  
Text: 512-636-6079 • 7304 Glenhill Rd.

### CHRCNA IS SEEKING COPIES OF DEED RESTRICTIONS



With the recent changes in the Land Use Code, CHRCNA wants to be an information resource for our neighborhood.

Therefore, **we are seeking copies of deed restrictions to include on the website.** If you have a copy of your deed restrictions and are willing to assist, please contact [Board@CHCRNA.com](mailto:Board@CHCRNA.com). In most cases, a clear photo is all that is needed to upload the information.

*History:* The homes in Coronado Hills were built in several phases between 1968–1975. At that time, each homebuilder established the deed restrictions for their specific section/phase being developed. Consequently, there are several versions of deed restrictions that protect the entire neighborhood.

**What are Deed Restrictions?** Real estate deed restrictions are clauses that limit how a landowner can use their property. Deed restrictions generally run with the land, regardless of the property ownership. Typically, deed restrictions are put in place to keep a consistent look throughout the community and to help maintain property values.

Some common deed restrictions are below (*Note: These may or may not apply to properties in Coronado Hills*):

**Structure and foliage height:** Many deed restrictions will forbid landowners from obstructing a neighbor's view by planting too-tall trees or adding an extra story to their house.

**Size of the home:** Deed restrictions often limit the number of bedrooms and the amount of square footage to prevent overwhelming local sewage capacity.

**Vehicles on the property:** Only a certain number of vehicles may be allowed, or they might need to be of a certain type or condition (i.e., no boats, commercial vehicles, etc.).

**Fences:** Deed restrictions often dictate the type of fences allowed, as well as how high fencing can go, and where on the property fences are permitted.

**Animals:** Many deed restrictions prohibit livestock and wild animals, or even the breed of animals on the property.

**Structures and installations:** A deed restriction might regulate what additional structures can be added to the property, such as garages or garden sheds, and in which locations. They might also impact amenities like pools, gazebos, basketball hoops, or hot tubs.

**Garage Conversions and Carports:** Most deed restrictions prohibit garage conversions and carports that alter the exterior of the house. Garage conversions must retain the exterior garage door. The City of Austin has a [permit form](#) for properties without deed restrictions.

**Property use:** Most deed restrictions prohibit certain activities and businesses in a residential area and prohibit commercial land use which may generate additional traffic.

**Are deed restrictions legal?** Deed restrictions are legally binding rules the landowner must abide by.

**Who enforces deed restrictions?** Any homeowner in the subdivision has standing to enforce the deed restrictions. A private attorney can secure a permanent injunction against landowners in violation of the deed restrictions. CHRCNA is not a homeowner's association (HOA), therefore, it can not initiate, defend, or intervene in litigation regarding deed restrictions.

**Where can you find your deed restrictions?** Contact the Travis County Clerk's office, Recording Division for assistance; <https://countyclerk.traviscountytexas.gov> or (512) 854-9188

## MIKE'S PRINT SHOP



A big shoutout to **Mike's Print Shop** for helping us get this newsletter printed for FREE! In addition, we appreciate Mike and his crew for their diligence in getting the newsletters out on time! Mike's Print Shop has been doing our newsletter for some years — and always with a smile!

Please visit Mike's Print Shop for all your copying and printing needs! They are truly the best at what they do!

Thank you, Mike's Print Shop for your service to our community! They are truly the best at what they do!

Thank you, Mike's Print Shop for your service to our community! *We are very grateful to have your support!*

## AUSTIN LIGHT RAIL IS MOVING FORWARD: UPCOMING OPEN HOUSES

Visit [www.atptx.org/events/](http://www.atptx.org/events/) for information on upcoming open house events to provide input on station location and other design options.

In-person events: **Feb. 10, 12, 27 and 29**

Virtual event: **Feb. 22**

## NOTICE OF HEARING: UPDATES TO AUSTIN STRATEGIC MOBILITY PLAN

The [Austin Strategic Mobility Plan](#) (ASMP) is Austin's comprehensive, multimodal transportation plan. It was first adopted in 2019 as the transportation element of [Imagine Austin](#), our city's comprehensive plan. Per direction from City Council, the ASMP is going through an amendment process to consider recommendations from the Planning Commission. The amendment process is now reaching the final stage.

The City Council will consider these amendments on **February 15, 2024** at City Hall Council Chambers, 301 West Second Street, and viewable through the [ATXN website](#) beginning at 10 a.m. Comments on the proposed amendment(s) from any member of the public will be heard during the Public Hearing.

To participate in this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance, or by going to City Hall at 301 West Second Street and attending in-person. For additional information on how to participate in the meeting, visit the [City Clerk's Public Participation webpage](#).

## FANTABULOUS!

*Our neighborhood and its History — one of several articles to learn more about our neighborhood!*



The Barcelona

That's how one of the more than 500 visitors who attended the grand opening of Coronado Hills in March 1969 described the new neighborhood. Visitors admired five

furnished model homes — the *Barcelona*, the *Coronado*, the *Isabella*, the *Magellan*, and the *Villa de Leon* — all

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located on Berkman. An advertisement in the Austin American Statesman<sup>1</sup> proclaimed that the new development brought

“All the color and splendor of the Old World together with the spirit and innovation that belongs to the New.”

The homes, built by Nash Philips-Copus, included a wide range of designer touches, including glass walls, attractive landscaping, and a mix of formal and informal living spaces. The Magellan at 7303 Berkman featured a large kitchen with a 25-foot bar, two fireplaces, giant walk-in closets, and a sunken living room, while the Villa De Leon at 7305 Berkman had luxurious red carpets and a kitchen with red cabinets, white countertops, and high-end Tappan appliances.<sup>2</sup> Even before the model homes were open, the first two families had moved into the new neighborhood. The Hachenberg family were the first residents; they had selected their lot at 7522 Glenhill as soon as site preparation for the neighborhood began in June 1968 and moved in in January. The Harvey family settled in at 7301 Barcelona in February.<sup>3</sup>

<sup>1</sup> Austin American Statesman, March 23, 1969. Page D19.

<sup>2</sup> Austin Statesman, November 9, 1969. Page D7.

<sup>3</sup>‘First Families’ of Coronado Hills Like NPC Customized Spaciousness. Austin Statesman, May 11, 1969. Page C3.

**Interested in Austin history?** The Austin Public Library has [a searchable database of Austin American Statesman issues from 1871-1980!](#)

### CLIFTON CENTER LUNCHESES

The Culinary program at Clifton Center has been busy with the Travis County Youth Show, their annual cooking competition. All of the students that participated placed in the show and they had **three** first-place winners that took their items to Auction and raised over \$1000 for the program!

Now that they are finished with the competition, they will be bringing back their Friday Luncheons. Here is a list of dates that they will be hosting luncheons for this semester:

1/26/24
2/2/24
2/16/24
2/23/24
3/8/24
3/22/24
4/5/24
4/19/24
5/3/24



Sample Menu

Please [ORDER HERE](#) by the Tuesday by 5 pm prior to Friday.



Newsletter delivery volunteers needed in YOUR area! Please consider volunteering to deliver the neighborhood newsletter. We rely on volunteers, like you, to help get the word out. Contact us at [www.CHCRNA.com](http://www.CHCRNA.com) if you are willing to help.

#### WHO'S WHO

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Complete this [short form](#) to receive the newsletter electronically in COLOR with live web links or visit our website, [www.CHCRNA.com](http://www.CHCRNA.com), and click the “Stay In Touch” button.

