

VOL. 1 ISSUE 1 · 2ND QUARTER - MAY 2019

# THE MEADOWS MESSENGER

Official Publication of the  
Meadows of Blackhawk  
Homeowner's Association

Newsletter Publisher: Emilie Turner

## Welcome to the Messenger!

Welcome! We are so glad to release the first issue of our Neighborhood Newsletter. The Meadow Messenger is a quarterly newsletter that is published by the MOBHOA and is available online for all neighbors within Meadows of Blackhawk Subdivision. The newsletter provides the latest neighborhood and HOA news, tips, board proceedings, events, as well as development and information from our surrounding community. We hope you enjoy the materials provided; we are always looking for additional content. If any resident has something they'd like to submit including neighborhood news, updates, or events that they would like included; please submit the following to [events@mobhoa.com](mailto:events@mobhoa.com) for review.

- Homeowner Name
- Homeowner Street Name
- Homeowner Phone Number
- Homeowner Email Address
- Newsletter Content

All content must be submitted in Word format with pictures separate as jpeg files. All articles will be submitted in the order in which they are received. Please see the MOB HOA Newsletter Guidelines prior to submission.

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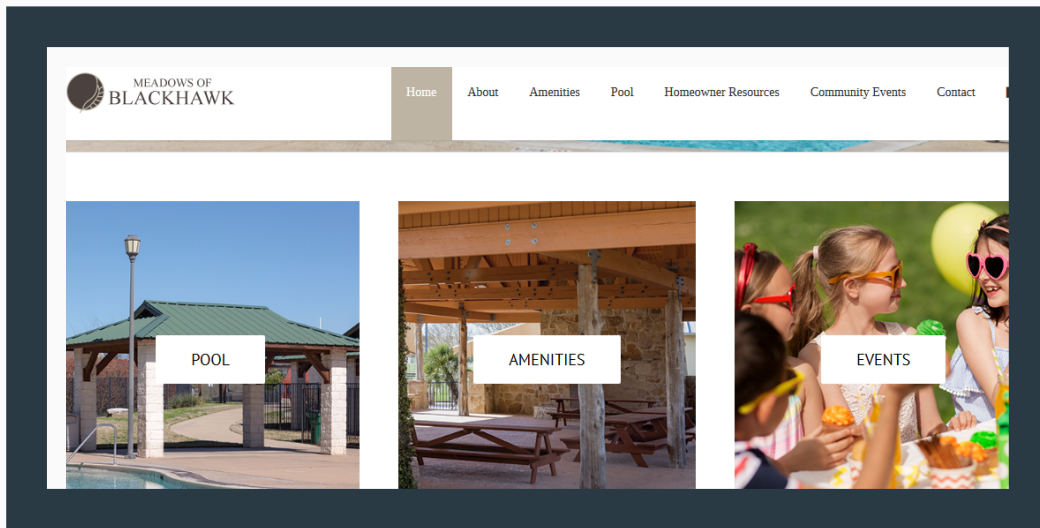


## Neighborhood Official Website

We're excited to announce that our neighborhood has a new website!

Check it out for additional info on our amenities, resident resources, events and so much more.

Visit <https://mobhoa.com/> and make sure to sign up on the Homepage if you'd like to receive neighborhood updates and event notifications.



## Goodwin Management

As a vendor of the Meadows of Blackhawk HOA, Goodwin Management is hired to perform accounting and deed restriction violation enforcement. Residents should contact Goodwin directly with questions regarding their account, and to report any violations so that letters can be sent reminding the owner of the restrictions.

## HOA Assessments

The next HOA Assessment fee will be due on July 1st. If you have not paid the first half of your annual assessments please do so at your earliest convenience. Remaining current with these dues allows Residents to access neighborhood amenities like the pool, gym and clubhouse.

Please direct all financial questions to Goodwin Management at [info@goodwintx.com](mailto:info@goodwintx.com). Payments can be made online through the MOB website under the Contact tab, or mailed to PO BOX 93447 Las Vegas, NV 89193. Please remember to include your account number and the association ID: AMOB.

## BOARD OF DIRECTORS

DAVID TELLER  
DUSTY FINCH

Contact the Board at [board@hoa.com](mailto:board@hoa.com)

## MOBHOA CONTACTS

### CLUBHOUSE SERVICES

512-670-9704

### ARCHITECTURAL REVIEW COMMITTEE

[arc@mobhoa.com](mailto:arc@mobhoa.com)

### EVENTS COMMITTEE

[events@mobhoa.com](mailto:events@mobhoa.com)

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# Annual HOA Meeting Recap

The annual Homeowner's Association Meeting was held on Tuesday, April 2 at the Blackhawk Amenity Center.

Our new HOA mobhoa.com website launch was announced, as well as the formation of the Social Committee, led by Emilie Turner.

Brian Kenny from Lakeside WCID #1 made a presentation about future amenities funded by our water district for Meadows residents. Five acres have been purchased across Rowe Lane and they're discussing various ideas, including building an amenity center, a soccer field, another pool and more. If you would like to understand more about these amenities, how they will be funded, and where/when they will be built, you're invited to attend monthly WCID meetings <https://mobhoa.com/homeowner-resources/#wcid>

After four years on the board, HOA President Michael Reyna stepped down from the board. Dusty Finch and David Teller will continue to serve on the board and they are looking to fill as many as 3 vacant board positions. If you are interested in serving, please contact Celeste at Goodwin Management: [Celeste.Schulz@goodwintx.com](mailto:Celeste.Schulz@goodwintx.com)

Regularly scheduled board meetings are open to all association members. Meeting dates will be published on the community website.



## Receive a Deed Restriction Notice?

Goodwin Management is responsible for touring the neighborhood and reporting any violations to the Declaration of Covenants, Conditions and Restrictions. These commonly include: front yard landscape maintenance (mowing, edging, free of weeds), home maintenance (paint, screens, siding) and recreational vehicles (boats, RV's, trailers) parked longer than the allotted time. The HOA is required by state law to notify owners in writing via certified mail and allow for the homeowner to request a hearing before the board of directors. If you receive a letter, please contact Goodwin to discuss your individual situation. Agreement can be made to bring your home into compliance. If you would like to report a violation, you can do so via the Goodwin Management website at [www.goodwintx.com](http://www.goodwintx.com).

## DID YOU KNOW?

In order to make architectural changes to your home, it must first be approved by the Architectural Review Committee. These are the most common items that are reviewed by the ARC.

## TOP 6 APPROVAL REQUESTS OF THE ARC

1. Building pools
2. Building or adding a shed
3. Installing solar panels
4. Changing roofing
5. Moving, changing or updating fences
6. Building patios and pergolas

# Spring Home Maintenance Tips



## Exterior maintenance:

### 1. Check the roof.

If you're comfortable on a ladder, inspect your roof from up high. If not, use binoculars. Look for damaged or missing shingles and signs of rusting, cracking or leaking.

### 2. Clean out the gutters.

Clear all leaves and debris out of the gutters and downspouts. If they're sagging, reattach the gutters, or replace them with new hardware.

### 3. Inspect the concrete.

Take a walk around your property to look for cracking in the driveway, walkways or pool deck.

### 4. Check outside faucets.

Inspect hose faucets for freeze damage by turning on the water and placing a finger over the opening. If that stops the water flow, the pipe may be damaged.

### 5. Inspect the air conditioning unit.

Remove debris from around the cooling unit, and change the filters.

### 6. Give the deck some attention.

Check the deck for signs of water stains, discoloration and warping. Look for rusty or loose nails, and make sure the railings and stairs are safely secured. Replace rotting or lifting boards.

### 7. Repair and reseal woodwork.

In addition to the deck, you'll also want to focus on wooden fences, railings and trellises if you have them.

### 8. Run the sprinklers.

Turn your sprinklers on to check if the system is still working properly. Look for leaks or broken sprinkler heads. Adjust them so they spray the grass rather than the house, sidewalks or porches.

### 9. Inspect windows and doors.

Check for cracks or holes and repair as necessary.

### 10. Spruce up landscaping.

Clear your landscaping of debris, trim overgrowth and plan fresh additions.

## Interior maintenance:

### 1. Open the windows.

Opening the windows is an effective way to naturally aerate your home and may improve air quality. Take this opportunity to wipe down the interior of the window sills as they have most likely collected dust, dirt and mold over the winter months.

### 2. Inspect the attic.

Check the walls and floors for water stains, mold and leaks. Remove unwanted moisture that can lead to mold issues or serious water damage.

### 3. Perform routine home safety checks.

Change the batteries in smoke detectors, make sure fire extinguishers are still intact with the needle in the green zone and check that exhaust fans are working properly.

### 4. Clean the furnace.

The furnace worked overtime hard these last few months, so make sure you replace your filters and schedule routine maintenance.

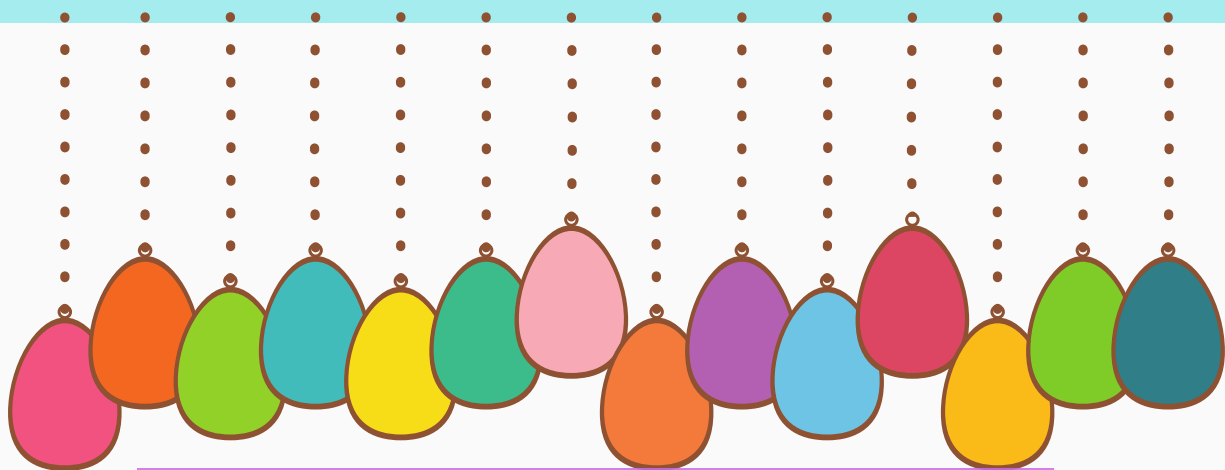
### 5. Consider upgrades.

Spring is the perfect time to revisit your appliances, lighting and other essentials that may need replacing. If it's time for an upgrade, consider energy-efficient options to help reduce waste and lower your bills.



# Calendar of Events

- May 3rd - Neighborhood Pool Opens
- May 14th - Lakeside WCID #1 Meeting
- May 13th - Social Committee Monthly Meetup
- May 17th - Ladie's Bunco Night
- May 30th - Luau themed Pool Party
- June 7th - Summer Movie - Ralph Breaks the Internet
- June 25th - HOA Board Meeting - Residents Welcome
- June 28th - Summer Movie - Incredibles 2
- July 27th - Summer Movie - Small Foot
- August 24th - Summer Movie - Mary Poppins Returns



Visit [here](#) for more events around town provided by the Community Impact Newspaper