

VOL. 2 ISSUE 2 · 3RD QUARTER - JULY 2019

# THE MEADOWS MESSENGER

Official Publication of the  
Meadows of Blackhawk  
Homeowner's Association

Newsletter Publisher: Emilie Turner

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## Newly Appointed HOA Board Members

We want to welcome our all-new HOA Board that was elected just this month. Sean Turnbow was elected President, Josh Hodges as Vice President, and Emilie Turner as Secretary. They have all agreed to volunteer their time and efforts and are eager to get started working along side you within our community. Our next Board meeting is scheduled for August 21st, and they would love to meet some of the neighbors within the Meadows, so feel free to stop by and introduce yourself to the new team.

## A Note from our New Board President

Greetings!

I first moved to Austin from Lubbock to attend UT almost 20 years ago...back when the Blackhawk developers had just broken ground and Pflugerville was only known to Autinites as a mythical town far to the North. Three years ago we purchased our house within the neighborhood and ever since then my family has truly felt proud to call Meadows of Blackhawk our home. Each one of us has invested our livelihoods within this community. I joined the Board because I want to take a active part in protecting and improving that investment for all of us. From my experience working full time in residential and investment real estate, I can confidently say that engaged residents along with an active HOA Board can make a neighborhood thrive. I look forward to working with all of you to make our community the best it can be.

--Sean Turnbow, MOB HOA Board President





## About the Meadow Messenger

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. Submissions including neighborhood news, updates, or events can be sent 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.



## 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.



## BOARD OF DIRECTORS

SEAN TURNBO, PRESIDENT

JOSH HODGES, VICE PRESIDENT

EMILIE TURNER, SECRETARY

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)

## GOODWIN MGMT.

CELESTE SCHULZ

11149 RESEARCH BLVD, SUITE 100

AUSTIN, TX 78759

OFFICE:

512-852-7922

CELL:

512-608-3708

[celeste.schulz@goodwintx.com](mailto:celeste.schulz@goodwintx.com)



# Road Restrictions and Violations

## Who to contact when you notice parking issue.

HOA deed restriction enforcement is conducted by Goodwin Management through property inspections twice per month. During this time a citation is given to anyone witnessed to be in violation of the HOA's deed restrictions. The Meadows of Blackhawk is not a private community, therefore the roads belong to the City removing any jurisdiction we as a community would have on parking rules and regulations. It's important to note that street parking issues, traffic complaints, and similar nuisances are all things that are outside of what the HOA has authority over.

The City of Pflugerville currently offers a Code Compliance division that is dedicated to inspection, improvement, and rehabilitation of environmental hazards in public and private premises and the City enforces its standards and requirements through the [Pflugerville Code of Ordinances](#).

The common areas for code reinforcement include:

- Junked Vehicles
- Prohibited On-Street Parking
- Nuisance Ordinance

In the event that you notice a violation or have a Code Compliance Complaint, you can submit your request through the [City of Pflugerville Website](#), or you can contact the Police via the non-emergency line at 512-854-0845, (Option 3)

Please refer to your HOA's governing documents, specifically the [CCR's](#), which can be found in your closing paperwork as well as on our [website](#) for a complete list of your HOA's deed restrictions.



## Complaints, Inspections, Notices submitted to the City

All complaints alleging the existence of a public nuisance must be filed with the Code Enforcement Officers. The officers will respond promptly to inspect the premises and make a written report on the findings of the inspection. Whenever practical, photographs of the premises will be attached to the written report.

If the Code Compliance Officer determines there is no public nuisance presenting a danger to the public health, safety, and welfare, the complainant may present its case to the City of Pflugerville Municipal Court. The complainant must comply with all rules of the court including payment of filing fees sufficient to cover court costs. The complainant bears the burden of proof in any case before the court.

## City of Pflugerville Code Compliance

### CONTACT US

Office number:

512-990-6310

Office Location:

Development Services Center

201-B East Pecan St

Pflugerville, Texas 78660

Mailing Address:

P.O. Box 589

Pflugerville, Texas 78691

Email:

[Code@pflugervilletx.gov](mailto:Code@pflugervilletx.gov)



## LAKESIDE WCID #1

Lakeside WCID #1 is the Water Control and Improvement District for The Meadows of Blackhawk neighborhood in Pflugerville, Texas

Join us for our next meeting!

When:

Tue, August 13, 7 – 9:30pm

Where:

3111 Speidel Dr, Pflugerville, TX  
78660, USA (map)

## Lakeside WCID New Amenity Center for Meadows Residents

The water district is building an amenity center with additional pool facilities, play areas and gym on Rowe Ln at Spiedel. Estimated groundbreaking is one year. The amenity center would be available to 650 homes in Meadows of Blackhawk. For additional information on funding, approvals, safety concerns and what this means for you as a community member please attend the next Lakeside WCID meeting on August 13th at the Blackhawk Amenity Center.



## New Amenity Center Resident Advisory Committee

Lakeside Water Control & Improvement District No. 1 is looking for interested Meadows residents to join an advisory committee for helping the district in planning and design of the new amenity center proposed for district and Meadows residents. This committee will be a non-voting group who will meet with the amenity center subcommittee and the design team in order to provide feedback and ideas for the project. The water district welcomes input from our residents who will be able to enjoy this new amenity center. Please contact WCID Board President and Meadows resident Jeff Stivers ([jeffstivers@gmail.com](mailto:jeffstivers@gmail.com)) for more information.





## Summer Kicks Off with a Splash!

Our Summer Kick-Off Luau was a huge success and we have you, our Residents to thank for it! We appreciate everyone that came out and joined us for all of the activities.

Special thanks to our volunteer team for putting it all together and helping out during the event.



Interested in joining the Events Committee?  
Email us at [events@mobhoa.com](mailto:events@mobhoa.com) or join us at our monthly meetup - details on the MOB HOA FB Page.

## Summer Movie Series

The Meadows of Blackhawk has joined forces with the Fairways in an effort to bring fun, family friendly outdoor movies to our residents this Summer. Join us for our next movie showing located in the Fairways tennis courts featuring the movie, Small Foot on July 27th at 8:20pm.

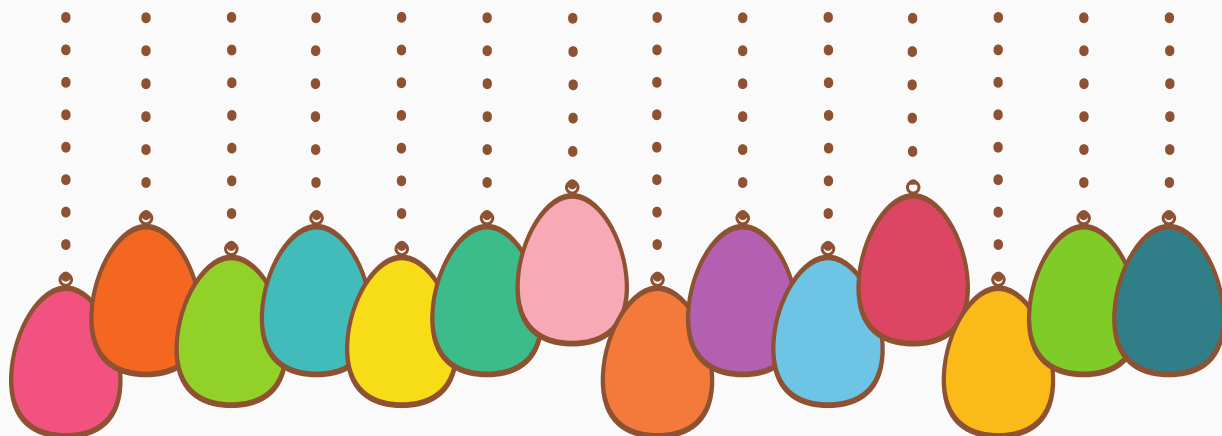




# Calendar of Events

- July 27th - Summer Movie - Small Foot
- August 13th - Lakeside WCID 1 Meeting
- August 15th - First Day of School
- August 21st - HOA Board Meeting
- August 24th - Summer Movie - Mary Poppins Returns
- October 1st - National Night Out Celebration
- October 5th - Neighborhood Garage Sale

Check Out all upcoming events on our website and join us for some friendly community fun!



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