

**Neighborhood Guide
for
Granada Hills, Granada Estates, & Granada Oaks
Travis County, Texas 78737**



Prepared by the Granada Homeowners Association
Updated February 2019

Welcome to Your New Home!

The Granada Neighborhood is one of Austin's hidden gems, and we are so glad you found us. We are a friendly neighborhood community dedicated to knowing and caring for our neighbors and maintaining the integrity of our shared spaces. You will soon learn that people come here to stay. With 460 homes in the Granada Hills, Granada Oaks, and Granada Estates subdivisions, our community is made up of people from all walks of life, and we hope you will help us all stay connected.

We welcome you to our happy community where we hope you will find peace, tranquility, and fun with your neighbors, and an occasional visit from some of our resident deer, foxes, raccoons, possums, snakes, hawks, and coyotes.

As you settle into your new home, please use this resource guide to help learn about and become active in your neighborhood. Don't hesitate to jump right in and get involved. Feel free to reach out at any time to the board members listed on the website.

Sincerely,
Granada Homeowners Association
board@granadahillshoa.org

For HOA membership, please pay online at www.granadahillshoa.org

You can also fill out the form (last page) included with this guide and mail, or drop in our secure mailbox at this mailing address (Checks payable to Granada HOA):

**Granada Homeowners Association
8100 El Dorado, Austin, TX 78737**

**We encourage and welcome your support and
participation in any or all of our neighborhood
events!**

**BECOME A MEMBER AND HELP TO MAINTAIN
OUR NEIGHBORHOOD
(Official membership form can be found on page 13)**

Get Involved in the Granada Hills Community

Become a Member-- membership helps to:

- Meet neighbors and strengthen the community
- Provide a clear voice representing neighborhood interests
- Maintain the park, tennis court, creek, street lighting, and parking areas
- Maintain front entrance landscaping and lighting
- Pay for electricity and water for the park and front entrance
- Provide insurance for the park and pool
- Be a voice in the planning of Oak Hill area businesses and roadways
- Organize holiday events, parties, and member benefits
- Publish the newsletter
- Maintain the HOA website

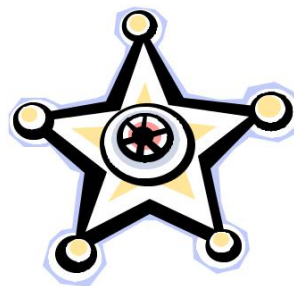
Nextdoor

Nextdoor is a social media website focused on improving communication and connections within specific neighborhoods. Be sure to join the **Granada Hills** group. Here you can connect with neighbors, post and view upcoming events, ask for and receive advice, post or browse classified ads, and more! Nextdoor is a central communication hub for the Granada neighborhood and a great way to get involved. You can register for a free online account at www.nextdoor.com

Neighborhood Watch

Granada Hills is a participant in the Neighborhood Watch program sponsored by the Travis County Sheriff's Department. All residents are encouraged to help prevent crime in the Granada neighborhoods. Here are some simple things that we all can do:

- Get to know your neighbors
- Watch for suspicious activities
- Keep garage doors closed
- Lock your home and vehicle
- Watch for strange cars
- Most crimes occur during work hours, so know Your neighbors' schedules
- Join the Neighborhood Watch Group
- Keep speeding to a minimum



Hwy 290 Exit Message Board

On the right as you exit Granada Hills is a message board. The board is primarily used to inform Granada residents of upcoming neighborhood events. It is also available to members of the Granada HOA for personal messages like birthdays, anniversaries, graduations, weddings, and other non-commercial notices. The cost is \$25 for messages such as "Happy Birthday" or "Happy Anniversary."



Swimming Pool

Members of The Granada HOA can pay an extra fee for membership in the Granada Swimming Pool and the fee are used for only pool maintenance expenses. The pool is open for 5 months from May 1 through September



30. The pool is always "Swim at Your Own Risk" and children under the age of 18 must have apparent or guardian present. The HOA maintains a list of lifeguards if anyone wants to hire one for a party or gathering. All families must sign a waiver of liability that indemnifies the Granada HOA of fault. More info on the website: <http://granadahillshoa.org>.

Tennis Court

Come over and hit a few! The tennis court is for exclusive use by members of the Granada HOA. Paid members of the Granada HOA receive complimentary membership to the tennis court and receive the lock combination upon request. Guests are allowed with a Granada HOA member present.



Park Maintenance

While we hire professional companies to mow and edge our park and entrance areas, we always need neighbors to volunteer a few hours a month to spruce things up and water plants. Read the monthly newsletter or watch NextDoor for announcements as to when help is needed or group clean up events like “It’s My Park Day” are scheduled (usually in March.)



The Front Entrance

The highway land on which the Front Entrance sits belongs to TxDOT so the future Oak Hill Parkway will alter it significantly. In fact, the location of our stone Granada Hills entrance is in the middle of the planned new lanes! At a time in the near future, the HOA will be working with TxDOT to design a new front.

Being a good neighbor in Oak Hill

Part of the HOA Board responsibilities is to represent homeowners and their concerns about projects like the improvements of Highway 290 and traffic issues related to the “Y” in Oak Hill. We are a part of The Oak Hill Association of Neighborhoods (OHAN) and the Oak Hill Contact Team and make official contacts with Travis County, TxDOT, and the City of Austin as needed. Visit OHAN at: <https://www.ohan.org>

Everything You Ever Wanted to Know About the Granada Neighborhoods

The Granada Neighborhoods: Hills, Estates, and Oaks

In 1971, L.A. Felder and L.O. Jackson set out to build luxurious homes in the hill country, yet not too far from the city of Austin. The two older neighborhoods, Granada Hills & Estates were developed in phases. After several years, L.A. Felder became the primary builder. L.A. had purchased this land and used it as a family ranch for a few years with the idea of eventually building homes on it. With construction starting in 1971, the first phase was called Granada Hills, which we now know as the section of Granada with the casual-style, country roads with bar ditches. There are 192 lots in Granada Hills and their size varies between 3/4 acre and 1 acre. This "country-flavor" so close to Austin is what gives Granada Hills much of its charm.



After Granada Hills was built out, the developers decided to try their hand at more of an estate-type of neighborhood and thus created Granada Estates. Granada Estates is in six sections, with lot sizes from 3/4 acre up to about 3 acres. In the late 1970s, some of the homes in Granada Estates were featured as a part of the "new homes tour".

In the late 1980s, a separate developer not associated with L.A. Felder purchased the land and platted the Granada Oaks subdivision and received approval from the City of Austin under its watershed protection requirements at that time. For years the land sat undeveloped waiting for the most favorable market conditions. In 2006, those conditions arrived with the team of Buster McCall and Turnquist Partners joining to make Granada Oaks a reality. It is a subdivision platted with 49 estate-size lots. They have a mandatory annual fee for landscaping but no separate HOA from Granada Hills HOA.

Granada Homeowners Association

▪ HOA Formation

Unlike modern neighborhoods where the existence of a Homeowners Association is built into the deed restrictions, the Granada HOA was formed several years after construction began. While the HOA had the support of L.A. Felder, the need and benefit of making HOA membership mandatory was not evident at the time. It's unknown if L.A. thought that everyone would naturally pay their share of the neighborhood maintenance or not.

Shortly after home construction began, provisions were made for the formation of a homeowners association in Granada Hills and Granada Estates. It was incorporated in 1974 as a non-profit organization and is governed by a nine-member board. Granada Oaks, though they have their own mandatory \$100 annual fee (primarily for landscaping maintenance), can also join Granada HOA and the pool.

▪ HOA Board Members

The Granada HOA is governed by a nine-member board elected by members. They are all volunteers and receive absolutely no compensation of any type for their donation of time and energy. The satisfaction of "making Granada a better place" is their only reward and YOU are welcome to join us! A general membership meeting is held each year, in early January in accordance with the By-Laws of the Association. Find the By-Laws and a list of the current board members on our website, www.granadahillshoa.org. The HOA Board meets at least 10 times per year to conduct normal business and event planning. HOA members are welcome to attend any HOA Board meetings.

▪ HOA Membership

Membership in the Granada HOA is open to Granada Hills, Granada Estates, and Granada Oaks. Other neighborhoods adjacent to the Granada neighborhoods can petition to join the Granada HOA to take advantage of our organization and to have access to our private park, tennis court, basketball court, children's play area, and to participate in our membership meetings and events.

On January 1st of each year, an annual membership drive is held for the calendar year; *prorated memberships are not available*. The Basic Annual Dues are \$120 per household (\$96 for over 65) and each member can donate an additional amount that can be earmarked to a current or future particular project. The membership drive runs through May due to the fact that most pool members pay their membership dues at the time they sign up for the pool. Also note that only paid members are allowed to vote for board members at the January meeting.

- **Deed Restrictions and Enforcement**

When you purchased your home, you should have been given a copy of the deed restrictions applicable to your property and the particular section of Granada Hills, Estates, or Oaks in which your property is located (there are seven sections in Granada Hills & Estates). If you never received them, they can be viewed on our website. Technically, each section can vote on and form a volunteer Architectural Committee to help homeowners plan property improvements and renovations. These committees, if formed, are used by homeowners for advisement about their deed restrictions and consent to their plans. It is recommended that homeowners review their plans with their immediate neighbors, as it is the responsibility of property owners to enforce deed restrictions, legally or otherwise.

Neither the HOA, nor formed Architectural Committees, have the standing or resources to directly enforce deed restriction violations, but the HOA does inform property owners of violations when requested and will mediate between property owners to help resolve the situation. Neighbors are encouraged to work out deed restriction problems before pursuing legal action.

Helpful Phone Numbers and Websites

Ok, you have moved in, but who will pick up your trash?
Who provides drinking water? To where does the toilet flush? Quick, I need answers!!!

Am I an Austinite?

NO! Sorry, your mailing address says Austin, but you are living outside the city limits of Austin, Texas, though in the ETJ. That means **almost all** of your government services are provided by Travis County. When you call 911, the sheriff comes out. If your house is on fire (or you are burning brush without a permit)...the local Oak Hill Fire Department ESD #3 comes out. The county provides Road maintenance and repair. Some services are private, as you'll see in the information below.

Travis County Sheriff - <https://www.tcsheriff.org/departments/law-enforcement/west>

In an emergency dial 9-1-1 or 512-482-5860
Non-Emergency Dispatch: (512) 974-0845, Option 3
For more local questions call the West Command at (512) 854-9728

Oak Hill Fire Department and EMS - <http://www.oakhillfire.org>

In an emergency dial 9-1-1
For burn permits or other information call (512) 288-5534
Fire Station 301 (closest) is at 9211 Circle Drive, Austin, TX 78736 (512) 388-5576

Travis County Animal Control - <https://www.traviscountytx.gov/health-human-services/animal-control>

Call (512) 974-2000 to report stray or injured animals
Wildlife Rescue (512) 472-9453, 5401 East MLK Blvd, Austin, TX 78721

Hospital and Emergency Room

Seton Southwest, 7900 FM 1826, Austin, TX 78737, (512) 324-9000
<https://www.seton.net/locations/southwest/>

Poison Control Center 1-800-222-1222 <http://poisoncontrol.org/home/>

Spills and other environmental hazards

State Spill Response Hotline 1-800-832-8224

Non-emergency County road maintenance requests

For potholes, sign repair, overgrown brush, etc., please call (512) 854-9433 to file a work order. Or email tnr.roads@traviscountytx.gov

To report junked vehicles, tall grass, or other health nuisances call (512) 854-6609

License plates, registration, vehicle titles, property taxes, register to vote

Travis County Tax Office Southwest, 8656 West Hwy 71, Austin, TX 78735
512-854-9473 At intersection of TX Hwy 71 and Covered Bridge Road

Electricity

Only one option--- Pedernales Electric Cooperative (PEC), 1-888-554-4732
<https://www.pec.coop>

Water

Only one option (unless you have a well)--- Austin Water Utility, 512-494-9400
<http://www.austintexas.gov/departments/water>
for water emergencies and leaks call 512-972-1000

Wastewater

Surprise! You are in charge of wastewater because you now have a septic system! Officially, an On Site Sewage Facility (OSSF), which might scare you a little. This means you are responsible for maintenance and all repair costs, plus following state law for repair and replacement. Septic tanks should be pumped/cleaned out every 3-5 years depending on the size of your household. Drain fields typically have a maximum life of 30 years before becoming clogged with sludge, soil, and roots. If the previous owner/seller did not provide you with repair receipts or septic location, Travis County might have it. Call them at 512-854-4215.

Or go online: <https://www.traviscountytexas.gov/court-clerk/request-information>

Never used or owned a septic system? Check this website out for a lesson:
<https://www.tceq.texas.gov/licensing/ossf/ossfadvice.html>

Trash Service

Congratulations...You've got 3 options!

- 1) Tommy and Ryan Swenson – Picks up twice a week, must separate recyclables, bags only
512-636-5821
- 2) Texas Disposal Systems (TDS) – They pick up once a week, recycling every other week
1-800-375-8375 <http://www.texasdisposal.com/residential-waste-management/>
- 3) Waste Connections. They pick up both trash and recycling once a week.
1-877-288-9269 <http://www.wasteconnections.com>

Phone, Internet, Cable

ATT, 1-800-288-2020 www.ATT.com
Spectrum Cable, 1-844-793-9199 www.spectrum.com
Dish Network, 1-844-711-9060, www.dish.com
DirectTV, 1-866-335-3360, www.directvdeals.com
Google Fiber--- not yet

United States Post Offices

The closest is at Stor Self Storage, a full service postal annex, and no additional fees
7401 W Slaughter Ln, Austin, TX 78739, (512) 687-9143 Last pickup at 3pm M-F.

USPS Oak Hill Station, (512) 892-2714 6104 Old Fredericksburg Rd, Austin, TX 78749

County, State, and Federal Government Political information

For you voters out there, again, you DO NOT live in the City of Austin! No city taxes, no council votes, no city bond elections, etc. But, you do live in Voting Precinct 303, County Commissioner precinct 3, State Senate District 25, State Representative District 47, and US Congress District 25. Currently, these are our representatives:

County Commissioner

Gerald Daugherty, (512) 854-9333

<https://www.traviscountytx.gov/commissioners-court/precinct-three>

Justice of the Peace Precinct 3

Judge Susan Steeg, (512) 854-6763 8656-B West Hwy 71, Austin, TX 78735

AISD District 7

Yasmin Wagner, (512) 414-2143

State Board of Education District 5

Ken Mercer, (512) 463-9007

State Representative District 47

Vicki Goodwin, (512) 463-0652

State Senator District 25

Donna Campbell, (512) 463-0125

U.S. House District 25

Roger Williams, (202) 225-9896

U.S. Senate

John Cornyn, (512) 469-5034

Ted Cruz, (512) 916-5834

FireWise Community

In 2017, Granada Hills HOA partnered with the Texas A&M Forest Service as a FireWise community to help the neighborhood and its residents prepare for, and prevent, wildfires. Our area of Southwest Travis County has a one of the highest risks of damage from wildfires due to our high urban-wildland interface.

Balancing our desire for a country and wild feeling for our neighborhood and planning for fires is the HOA's goal. Among the HOA's efforts are home ignition zone (HIZ) inspections, brush collection, and providing homeowners information on how they can best landscape and modify their home's exterior to reduce ignition.

Please visit these websites for more information:

<https://tfsweb.tamu.edu/PrepareYourHomeforWildfire/>

I live here, I should know!

Street Definitions for the neighborhood....

Adobe – Sun-dried brick

Candelaria – A type of flower, the Mullein

Cima – A summit

El Dorado – The Golden...

Espanola – Spanish

Granada – Pomegranate (fruit)

La Fauna – Animals

Phoenix Pass – Long-lived bird that rises again

El Rey – The King

San Diego – Saint James

San Juan – Saint John

San Lucas – Saint Luke

La Tosca – Rough or rugged

Vera Cruz – Edge of the Cross

NOTES

GRANADA HOMEOWNER'S ASSOCIATION

NAME:

ADDRESS:

TELEPHONE:

EMAIL:

In what YEAR did you move into Granada Hills,
Estates, or Oaks?

**Please Complete this Form and Drop
Off in Our Secure Drop-Box at 8100 El
Dorado, OR Mail this Form with
Checks Payable to GHOA, to:**

**GHOA, 8100 El Dorado Drive,
Austin, TX 78737**

Thanks for Your Support!

If you would prefer to pay by PayPal, go
to our website. Include your name and
address and the designation for your
optional donations in the notes. They
accept credit cards as well as bank
transfers.

Annual DUES \$ 120.00

(Senior rate is \$96.00)

Does Not Include the Pool

Please see website for pool form

Specify Extra Optional Donations

General Maintenance \$ _____

New Entrance Sign \$ _____

Children's Play Areas \$ _____

Park landscaping \$ _____

_____ \$ _____

_____ \$ _____

TOTAL Enclosed \$ _____

Please Drop Off in Our Secure Drop-
Box at 8100 El Dorado, or Mail this
Completed Form with Check
Payable to GHA:

**GHA
8100 El Dorado Drive
Austin, TX 78737**

Thanks for Your Support!

Pool Fobs for Swimming Pool Memberships
will be disbursed in April. You must be a
member of the Granada HOA in order to
become a member of the Pool.