



# GRANADA HILLS

JUST SOUTHWEST OF WEIRD

WINTER 2023

## Here Comes Santa Claus!

That's right! Santa's got Granada Hills on his list this year, and he's gearing up to make a very special visit to the girls and boys of Granada Hills this year. He will be in the Granada Hills Park on Saturday, December 9th. Photos with Santa will take place from 4:30-5:30, and all are invited to stay and enjoy the company of neighbors into the evening. This will be a potluck style event, and the HOA will provide hot chocolate and printed photos with Santa! Don't miss the fun!



*Photo credit: Sara Headden, 2022*

## Message from the HOA President

Howdy Neighbors,

I look forward the holiday season that is coming up. It's a special time of year for a lot of us. First, our annual holiday craft fair at the park. It is a really nice way to grab some local crafts for the holiday season and talk to your neighbors. Music, food, and fun are a given. Then we are fortunate enough to host Santa himself down at the park. He'll be there listening to wishes and taking photos with the kids, so don't miss it!

For now, this will be the last hard copy version of the Granada Hills newsletter. It takes a lot of time and work for this project, and we need more volunteers to help keep it going! We will continue to keep HOA members updated via email each month, so be sure we have your correct email address!

I'd like to thank all the great Granada Hills residents. Without you, this neighborhood wouldn't be such the special place that it is. I encourage you to get engaged in the neighborhood ongoings, especially our volunteer HOA.

You can make an impact on this neighborhood of over 450 rooftops. Ideas, suggestions, or comments? The HOA board is listening, so please don't hesitate to comment or volunteer.

As we close yet another year out, i hope we all can be grateful for our friends, families, and neighbors. As always, please reach out to the board at any time. We are here for you all!

Ryan Mikulanka  
President  
Your Granada Hills HOA Board

**Annual HOA Neighborhood Meeting**  
**January 28, 2024**

**Stillwaters Retreat Center, Fellowship Center**  
*Your voice counts!*

*If you live in Granada Hills, please plan to attend.*



## Fun Times at the Trunk-or-Treat

Despite unpredictable rainy and cold weather, and a last minute change of location, the Granada Hills Trunk-or-Treat was a huge success! So many festive neighbors came down to the park with their costumes and decorated trunks/tables, ready for some spooky fun! There were even a few interactive games which was SO fun! All the kids and families had a blast and hopefully went home with big smiles and lots of treats. Thanks to board member Lisa Cmerek for organizing, and to all who came out and helped to make this event so great!



## Regarding property taxes:

Just as I'm sure many of you struggled with protesting your property taxes this year, we as a board came across the same roadblock. The tax assessor quadrupled the value of the Granada Hills community property, and even after protesting live to the board, they declined to reduce our tax assessment back down to last year's value.

Something that you may not know is that the park and pool grounds are owned by the HOA- so we have to pay property taxes on those. This is another great reason to contribute to the association... not only does maintaining them for our public use cost quite a lot of money for tree trimming, landscaping, painting, mulch, electricity etc., but we also have to pay taxes on the land. We know that the park is free to use by all in the neighborhood and we plan to keep it that way, but if you or anyone in your household have ever enjoyed an afternoon at the park, or simply enjoy the view when passing by, please consider donating to the association for taxes and upkeep.

We'll try again next year and hopefully have a more reasonable tax board considering our situation.

Jen Martin, Broker Associate eXp Realty  
VP HOA Board



## WE NEED YOU!

Are you interested in helping the HOA continue its volunteer effort of maintaining and improving our neighborhood and park?

The HOA always needs Board members and committee volunteers. Please visit the website, [www.granadahillshoa.org](http://www.granadahillshoa.org), to learn more and contact a current board member at [board@granadahills.org](mailto:board@granadahills.org) for more information.

*Thank you!*



## Gardening Tips from the Yaupon Garden Club of Austin

### WINTER GARDENING TASKS

**Wildflowers:** It's time to plant wildflowers! Give seeds good contact with soil and when they germinate, water enough to help them establish before the real cold hits.

**Grass:** If you like the ever-green lawn, then Perennial Rye may be for you. It's inexpensive and quite care-free, germinates without any help and easily greens up the landscape - without invading your flower beds! Thanks to the El Niño weather pattern, you may water Perennial Rye a little just to get it started. Its naturally low profile doesn't need much mowing, it will survive cold with no trouble, and its root system loosens the soil. Perennial Rye is a cool season grass and will die off when Spring arrives. Be sure to choose PERENNIAL Rye, NOT ANNUAL Rye (Elbon) which is coarse, tall, and more appropriate for cropland.

**Mulch:** Consider a plan using contrasting textures of mulch laid down in large-scale patterns that complement existing plants. Mulch can still do its job of protecting



but as an interesting design. Try these:

- Coarse shards of chipped-up trees (good for paths)
- Finely shredded hardwood mulch
- Chips of Pine Bark mulch
- Beautiful fine-textured Pine Needles.



The over-all idea is to shrink the amount of thirsty grass while creating other attractive surfaces. Rock and stone can play a role too, but as rock retains heat, emphasize rocky designs a bit farther from your house.

**Pruning:** Best done in the coldest part of winter (December and January) when the plants are dormant. This general rule applies to most plants, BUT roses and summer flowering shrubs should be pruned in LATE winter before spring growth begins. The Complete Guide to Texas Gardening (Sperry, 1991) says that for each type of plant there are "Best Times to Prune" and "Acceptable Times to Prune" and "Seasons to Avoid Pruning"

Contributed by Barbara Carlson, Member, Yaupon Garden Club (member of Austin Area Garden Council). Visit us on Facebook: <https://facebook.com/groups/yaupon/> and find us on <https://zilkergarden.org/garden-club>.

## Recipe Corner

### Butterscotch Haystacks

#### Ingredients

- 1 cup peanuts
- 1 10 oz bag of Chow Mein noodles
- 1 package butterscotch chips

#### Directions

Place the butterscotch chips in a the top pan of a double boiler. Heat the water underneath and slowly stir the chips until melted. Remove from heat and add in the peanuts and Chow Mein noodles. Mix just until combined. Place spoonfuls of mixture onto a baking sheet lined with wax paper. Let harden. Serve to your favorite people with a glass of milk!



*Submitted by Sara Headden*

## Glimpses of Granada Hills



Male cardinal

Photo credit: Nicolle Ramia

*Special thanks to Nicolle Ramia for capturing and sharing so many special moments in Granada Hills, and for bringing this part of the newsletter to life! When you see her walking along the street, camera in hand, be sure to show her some love and gratitude!*

## HOA Events & Membership Information

### Upcoming HOA Events:

- Holiday Craft Fair – Saturday, December 2nd
- Santa in the Park – Saturday, December 9th
- HOA Annual Membership Meeting – Sunday, January 28th

Become a member of the HOA today and help to keep Granada Hills great! At only \$180 per year, your voluntary membership facilitates community upkeep, neighborhood advocacy, social events, and more. Learn more at [www.granadahillshoa.org/membership](http://www.granadahillshoa.org/membership)

We are a voluntary neighborhood HOA who work to build community and make our neighborhood the best that it can be. We are always looking for more volunteers to help with projects, committees, shared spaces care, and neighborhood events. Our monthly board meetings are the third Monday of the month. If you would like to get involved, please email us at [board@granadahillshoa.org](mailto:board@granadahillshoa.org) or leave your correspondence in the HOA mailbox at the park.



## Headden Helpers

Eva & Kaia Headden, ages 11 and 13

Need an extra set of hands? We can help with watering plants, dog walking, household tasks or childcare.

Email for more info!  
[Sara.headden@gmail.com](mailto:Sara.headden@gmail.com)

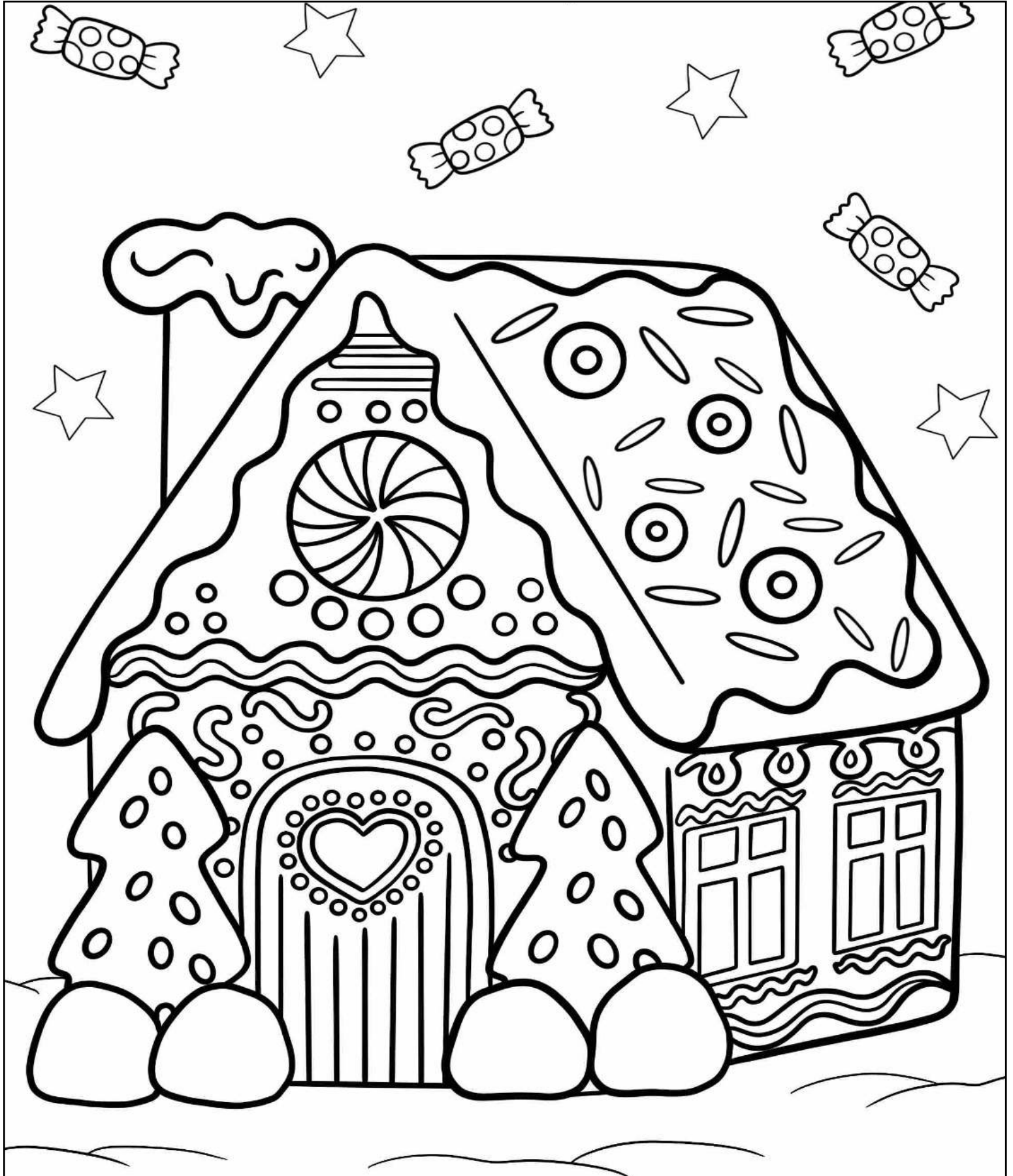
## Thanks for Your Membership!

As a reminder, your dues pay for....

- PEC Electric Bill for security lights around the park so neighbors feel safer and can play basketball and tennis in the evenings
- PEC Electric Bill for the streetlights at Gallant Fox (north and south) and FM 1826, making those intersections safer
- Water bill for the shared park space
- Playscape maintenance and improvements
- Park improvements, like our new sign and the gaga pit
- Tennis court upkeep (and new pickleball lines)
- Lawn care, tree care, and landscaping at the park
- Clean up/haul off of parks and pool areas after a disaster from ice or storms
- Property taxes for the park
- Garbage collection
- Port-a-potty at the park
- Neighborhood safety efforts, like the radar feedback speed limit sign
- Community events, like 4th of July, Easter Celebration & Trunk-or-Treat
- Holiday events like the craft fair and Santa in the Park
- And many other things we all enjoy and benefit from

If you haven't already, please join the HOA and do your part to make Granada Hills even better! Membership forms can be found at <https://www.granadahillshoa.org/membership>.

## Kid's Corner





# Wait, what did my neighbor's home sell for?

**Call for your Free Home Valuation Today!**



**Jen Martin**  
BROKER ASSOCIATE, GRI

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email: kat@katndog.com \* subject line: HOOP IT UP

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Granada Hills HOA  
8100 El Dorado Drive  
Austin, TX 78737

## Your Neighborhood Newsletter

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