



VISTA

www.vistaoaks.org



The Newsletter of the Vista Oaks Owners' Association

VOLUME 7 NUMBER 2

MARCH/APRIL 2000

VOOA Board of Directors

Ben Bennett
President

Jerry Weathers
Vice President

Lori Walters
Secretary

Scott Jacobs
Treasurer

Frank Berard
John Shattuck
Mark Villee
Members at Large

VISTA Editor
Chris Hartsfield

Property Manager
Rosalyne L. Peterson
Plateau Property
Management

Address questions and concerns regarding the administration of the Vista Oaks Owners' Association to:
Rosalyne L. Peterson
Plateau Property Management
3215 Steck Ave., #100
Austin, TX 78757-8060
512-452-8810 X25
PlateauRP@aol.com

President's Comments

Hello Neighbors!

First of all, let me congratulate Scott Jacobs and Lori Walters who were elected as new Board members at the Annual Homeowner's Meeting. Many of you signed on as committee members at this meeting as well, and I am enthusiastic about some of the ideas that have come forth already. At the March homeowner's meeting, the Board members elected me to serve as the President for the upcoming year, and I look forward to see what we can get accomplished.

The annual meeting always seems to bring top concerns and issues to light, and this year was no exception. The topic that sustained the greatest amount of discussion was what could be done with respect to the construction of fencing and/or masonry walls along the main boulevards. My son and I measured along the existing fence lines, and I calculated the linear footage

and costs required to initiate the project. A masonry wall along the main boulevards and backing up against Sam Bass similar to the one that runs along FM 1431 on the eastside of the neighborhood would cost in excess of \$700,000 (10,100 linear feet at \$70/ft). Costs would also need to be evaluated for irrigation and landscape repairs; many homeowner's who reside along the main boulevards have gates which are boulevard accessible which will add complexity to the design. Bottom line is that this is an expensive proposal and would require an assessment increase of 40% in order to maintain a ten-year loan for the costs. Although the Board could vote to raise assessments by 20% each year for two years, I feel that such an increase should be voted upon by the residents which would require a 2/3 majority approval (as with the lot purchase). If you feel that this proposal should be put forth for all homeowners to vote on,

please contact Rosalyn Peterson at Plateau Property Management or myself.

Ted Laws presented a petition at the annual meeting to install a new playscape. Again, a very good proposal but it will require funds in order to make it happen. This was discussed in greater detail at the March Homeowner's meeting and we asked Ted (and the recreation center committee) to come up with a project proposal detailing the scope of the overall requirements of the playscape area. Once the total costs of the project can be reviewed, we'll see what can be done. The recreation center area in general remains our top asset and mandates a great deal of attention. Thanks to Ted Laws and the formation of the recreation center committee in helping out with the management and direction for future improvements.

A concern for the future use
(continued on page 7)

Community Calendar

April 4, 2000	VOOA Board of Directors' Meeting	7:00 PM
April 10, 2000	MUD #9 Meeting	12:00 PM
May 2, 2000	VOOA Board of Directors' Meeting	7:00 PM
May 8, 2000	MUD #9 Meeting	12:00 PM

Vista Oaks Playgroups

Vista Oaks offer two playgroups open to all residents. A toddler playgroup (birth - 3 years) meets on Wednesday morning from 10am to noon. For more information please contact Leigh Anne Reichow at 733-1102 or Kelley Black at 388-2788. A preschool playgroup (3 years - pre-k) meets every Friday at 10 am unless otherwise noted. Please contact Kitty Kress at 238-7397.

Wednesday Group

March 29, 2000	Diane Candler	733-2385
April 5, 2000	Sue Erfurth	341-0606
April 12, 2000	Lynne Zukowsky	246-3923
April 19, 2000	Leigh Anne Reichow	733-1102
(bring a basket for an Easter egg hunt)		
April 26, 2000	Kirsten Butler	388-7920
May 3, 2000	Kelley Black	388-2788
May 10, 2000	Gina Doolittle	244-4291
May 17, 2000	Tina Little	238-6545
May 24, 2000	Bonnie Berggren	310-0594
May 31, 2000	Jennifer Dunn	388-5352

Friday Group

3/17/00	SPRING BREAK	
3/24/00	Carolyn Forster	310-2023
3/31/00	Kitty Kress	238-7397
4/7/00	Nikki Allison	248-9158
4/14/00	TBA	
4/21/00	Blockhouse Creek (bring sack lunch)	
4/28/00	Lynda Burton	671-3011
5/5/00	Shelley Asbury	218-0997
5/12/00	Leslie Alger	310-7716
5/19/00	Georgetown Playscape (bring sack lunch)	
5/26/00	Kitty Kress	238-7397

Attention Vista Oaks residents:

Anyone interested in forming an infant (newborn to walking) playgroup, please contact Leigh Anne Reichow at 733-1102.

Welcome New Friends and Neighbors

Name

Address

Becker, Tommy & Janet	3701 Galena Hills Loop
Boecking, Garland Brent	4108 N Summercrest Loop
Bray, Matt	4241 Kingsburg Drive
Cravens, Daniel & Jill	3522 Sandy Haven Cove
Daugherty, Jeffrey	4406 Hunters Lodge Drive
Duffy, Cynthia Ann	4415 Hunters Lodge Drive
Gibbons, George & Martine	3603 Aspen Leaf
Howell, Peter & Melanie	4010 Galena Hills Drive
Kalstad, Kevin	3652 Flora Vista Loop
Kisner, Timothy & Sylvia	4208 Kingsburg Drive
Marullo, Ronald	3940 Newland Drive
Nutt, Randy & Mary Helen	3504 Galena Hills Loop
Pepin, Gerald & Mary	3701 Newland Drive

Name

Address

Poston, Matthew & Dawnan	4204 Kingsburg Drive
Simmons, Frank	3404 Ashmere Cove
Williams, Cal & John	4206 Kingsburg Drive
Thibodeaux	

LOST CAT

A short haired grey 17 pound cat with golden eyes disappeared on January 21st. If you have seen this cat, please call 255-3684. The owner would really love to have it back.

Summary of Board of Directors Meeting

Tuesday, February 1, 2000 - 6:30 PM

Ben Bennett, Board President, called the meeting to order at 6:35 p.m. Present at the meeting were Board members Frank Berard, John Shattuck, Jerry Weathers, Mark Villee and Richard Gutmann. Also present was Perry Blanton, representing Plateau Property Management Company.

DRAC COMMITTEE

Concerns from a resident regarding portable basketball goals on the street; required rear lot fencing not in place on lots backing up to thoroughfares; use of large satellite dish; brick on driveway. The street parking issue will be resolved via a letter to all residents reminding them of the Restrictive Covenants and enforcement through Williamson County. Once the letters have been sent to the residents, Officer Marsh will be able to issue citations. The masonry requirements were discussed. It appears that Hammonds Homes is not installing masonry as provided in the Restrictions. Hammonds has been put on notice but Vista Development (who approves the house plans) states that requirements have been met. Another concern is the number of realtor signs placed at the entries. Letters to be sent to the builders reminding them of the requirements.

RESIDENT COMMENTS

Michael Peterson - Inquired about lighting at the mailboxes along Vista Isle. Irrigation water running down the street. System needs to be checked.

Chris Hartsfield- Should Officer

Marsh notify residents when their garage doors are open? No decision made by the Board.

COMMITTEE REPORTS

Security – Officer Ron Marsh reported that there were 24 calls made during the past month. A copy of the monthly security was submitted. Information regarding illegally parked vehicles will be provided from Officer Marsh to John Shattuck for the web site. If basketball goals are located in the street, even on cul-de-sac, they should be moved.

Recreation Committee – No Report

Newsletter – Newsletter to be distributed by 2/5 to announce the annual meeting. It will also be posted on the web site.

Directory – No Report.

Social Committee – No Report.

Landscaping – Vallerie Edelbrock (General Site Manager) reported:

- Pampas grass at Newland Drive and Honey Bear to be relocated (site problem at intersection). Youpons to be planted in place of the pampas grass.
- Netting over the pansies (to protect from deer) to be installed by 2/3/00
- Irrigation report distributed to Board
- Additional sprinkler repairs in the amount of \$2,500 – system is almost completely repaired; there are two minor leaks on Sam Bass

Treasurer's Report – Board reviewed report provided from the Management Company.

Secretary's Report – The December and January minutes approved as read.

LOT IMPROVEMENT REQUESTS:

3613 Galena Hills Lp. Storage Building ;Unanimous
4016 Castle Creek Cv. Additional Fencing & Storage Building Unanimous
3955 Grayling Ln. Patio Cover Unanimous

With no further business to discuss, the meeting was adjourned at 10:15 P.M.

HouseCleaning

House cleaning provided by two professional, dependable and hard working Vista Oaks ladies! We offer a very dedicated and thorough service.

Excellent References Available

Call **238-7963** for immediate consultation!

Summary of Board of Directors Meeting

Tuesday, March 7, 2000 - 6:30 PM

President Ben Bennett called the meeting to order at 6:35 p.m. Present were board members Frank Berard, Lori Walters, Scott Jacobs, Jerry Weathers, John Shattuck and Association Manager, Rosalyn Peterson. Board member Mark Vilee was absent.

DRAC - The committee discussed basketball goals being on the street and policy enforcement now that the "safety" letter had been mailed to all residents. Ben will include a reminder regarding the basketball goals in the next newsletter. The presence of a homeowner's large satellite dish was discussed. The property owner has lowered the dish and it is no longer a concern. The committee will forward any infractions to the association manager and the manager will be responsible for the actual policing of the neighborhood.

The Landscape Committee will now be responsible for selecting the yard of the month.

RESIDENT COMMENTS:

Russ Newcomb – Expressed concerns regarding the extension of Vista Hills Blvd. and the impact on the neighborhood. Rosalyn Peterson reported that she had contacted the County Engineer's office as well as the County Commissioner's office and was informed that this extension was part of the overall roadway plan for Williamson County. Mr. Newcomb suggested that a letter be sent to Commissioner David Hays and the County engineer expressing the concerns of the Vista Oaks residents. A petition would also be beneficial. It was suggested that the information be distributed with the second quarter assessment notices. Mr. Newcomb volunteered to prepare a letter for the Board's approval. Points of concerns: traffic near the recreation center entrance, construction access for adjacent properties, additional traffic in the neighborhood, litter and trash.

Holly Williams – Inquired about fencing locations on her lot and the adjacent neighbor as well as any association requirements. The board clarified that it is up to the property owners involved to make a determination about fence location. It was suggested that the owners consult a title company or an attorney.

Ted Laws – Expressed concerns regarding vehicles parked on RM 1431 and advertised for sale. Mr. Laws was concerned that this could encourage more of this type of activity. The right of way along RM 1431 belongs to Williamson County and Officer Marsh can tag these vehicles. The Association has no recourse.

LANDSCAPE REPORT:

Tim Parker, of Advance Landscape, was present and reported on the status of the landscape maintenance and improvements. Irrigation reports will be forwarded to the management company. Aphids have attacked the pansies at both entrances. Advance will not spray for the aphids in order to protect the ladybugs that are on the flowers. With the warm temperature the pansies are not expected to last through the month. The board requested that Advance investigate installing more flowering perennials in order to decrease the number of color changes. Advance to provide the board with a proposal, which would include the Sam Bass entrance. Advance will also clean up and add soil to the area near the tennis court where the new lighting was installed. The area is quite rough and full of rocks. It was reported that there is a stuck valve on Royal Vista near the mailboxes. Advance will make the necessary repair. Mulch is to be added to all areas throughout the neighborhood. Tim Parker is the contact for Advance.

RECREATION COMMITTEE:

Ted Laws and John Gorum - reported on the proposed playscape. The

Board requested that the committee secure three (3) proposals for a new playscape and present them to the board for review. Installation of the additional lights for the tennis and basketball courts is almost complete. It was suggested that fencing and picnic tables be added in the recreation center area. All facilities meet ADA specifications. It was also requested that a water fountain be added near the basketball court.

Ted inquired about the brick wall for the new section being built along RM 1431. The developer is planning to erect a wall similar to the wall on the East Side. Ted also asked if the developer has expressed any plans for the drainage area off Sam Bass.

Ted inquired about \$15,000 that was lost from the construction of the playscape. Should be noted in minutes 2 to 3 years ago. Has this ever been pursued? The board will review historical information and add response in future reports.

Ben submitted a summary of the committee's request based on the petition submitted at the annual meeting. More information is needed.

Scott recommended that volunteers could possibly be utilized to save money.

Funding options could include increased assessments, MUD funding, bank loan or donations.

COMMUNICATIONS COMMITTEE:

John Shattuck introduced David Pussman who is interested in forming an astronomy club. This would be an activity for all residents, young and old. An activity such as this could increase community spirit. David will prepare a pro-

(Continued on page 7)

Satisfaction Guaranteed!

As your neighbor and your neighborhood specialist I am excited to say last year was a great year for our neighborhood! The homes are selling quickly and the prices continue to rise. The following homes were homes that I either listed or sold last year. Thank you for your continued support and I look forward to helping many more of you in the event you need to sell or purchase a home. Call now and get the excellent service you deserve.

3741 Newland Drive
4013 Vista Isle Drive
3936 Newland Drive
3967 Grayling Lane

4004 Rose May Cove
3920 Artesia Bend
4019 Honey Bear Loop
3741 Newland Drive

3656 Flora Vista Loop
3660 Flora Vista Loop
4016 Witte Cove

3408 Inwood Cove
3816 Artesia Bend
4122 N. Summercrest Lp.



Tim Kress

Direct Line: 791-7355



Re/Max Capital City

office: 331-6644 xt .123

Have something on your mind and want to speak out?

Each month the Vista Oaks Owner's Association holds an open meeting with residence, committee members, security, representatives from the landscaping company, board members and other invited folks from time to time. The president provides time for each resident to bring forth an issue to the board and to hear what is or possibly can be done about it. In addition, it gives you, the resident an opportunity to find out about the needs of the association, especially in the way of committee members and other duties that require volunteers. These meetings start promptly at 7 PM the first Tuesday of each month. The board understands that not everyone can come out each month, or stay for the entire meeting, but will be encouraged by your active participation. Remember, letting "someone else" do it may mean it won't get done. Chris

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Kent Brashear

Board Certified Master Cleaner
IICRC Registry No. 018703

"The Carpet Professor"

(512) 251-5051

March 13, 2000

Dear Vista Oaks Friends,

My family and I here at *American Eagle* Carpet Care thank you, Vista Oaks, for your loyalty and support. With your help we have made it to our first decade in business. If you haven't joined our client family yet we would sure love to have you. So why not hop on board and end your carpet cleaning and care nightmares? See what your neighbors' already know about us.

Watch your mail for my letter and your \$100.00 gift certificate.

It looks like this.

<p style="text-align: center;">My very first gift offer of the 21st century</p> <p style="text-align: center;"><u>1990</u> - American Eagle - <u>2000</u></p> <p style="text-align: center;">Carpet Care Craftsman</p> <p style="text-align: center;">\$100.00 Gift Certificate</p> <p style="text-align: center;">Redeemable Only Toward Whole House Carpet Cleaning Performed by American Eagle and Is <u>Non-transferable</u>. This Certificate Must Be used No Later Than _____ and Cannot Be Used With Any Other Offer.</p> <p>Issued to <u> <i>Your Name Here</i> </u></p> <p style="text-align: center;">By _____</p> <p style="text-align: center;"><small>Owner, <i>American Eagle</i> Carpet Care Craftsman</small></p>
--

When you receive your gift certificate in the mail call us. You've got nothing to lose because our work is 100% risk-free. I guarantee it. Our number is 251-5051

Kent Brashear

PS I need help. Somebody please call me with your questions about carpet and care. I need some good topics for my *Carpet Professor* articles. These articles started off as "*Ask the Carpet Professor*"- so ask!

PPS Remember this – you don't have to spend a dime to call me for free over the phone self-help advice. People call almost every day for this free service. You can too. With our help you can do a lot more than you think. For now keep in mind to never rub and scrub your carpet. If water and a cotton towel for blotting don't work that's the time to call me for help. I'm one of the guys carpet makers call on for help. You can too; "so go ahead, make my day" give me a call.

PPPS You don't have to wait for your free \$100.00 gift certificate to arrive in the mail. If you need it now just go ahead and call 251-5051 and I'll hand carry yours to you. Thanks, Kent

American Eagle Carpet Care
P.O. Box 809, Pflugerville, TX 78691
(512) 251-5051

(continued from page 1)

of the street of Vista Hills as a thoroughfare into future developments north of Vista Oaks was also raised at the annual meeting. You will see a petition along with your Q2 assessment billing that will be presented to the County Commissioner's office for consideration. As it stands today, Vista Isle is designed as a possible access point for future developments to the north of our neighborhood. It's my understanding that this is due to standard development codes but regardless of what was originally intended, we'll request that Vista Hills Blvd remain a "dead end". Your support and signatures are important and needed, please consider signing the petition regardless what area of the subdivision you live in.

This year we will see the James R. Harris Co. (the developer) to begin to finalize the last stages of Vista Oaks. It will be up to us as homeowner's to continue to improve and maintain our neighborhood and take charge of our destiny wherever possible. This will put greater stress on the budget and require additional management responsibilities from the Board and committee members. It will be challenging process, thanks in advance for everyone's help.

I am told that street congestion has been reduced, and speaking for the other Board members and myself, we appreciate everyone's cooperation when parking our vehicles. Please remember that we should be moving the basketball goals out of the street as well.

That's it for now, Ben
(note -see last page for petition)

posal and submit to the board.
(continued from page 4)

Chris Hartsfield – reported that the newsletter deadline is the 10th of the month. Highlights of the board meeting minutes will be included in the newsletter and on the web site. Sky-hawks information to also be included in the next newsletter.

SECURITY: Officer Marsh reported 25 calls during the month of February. Street parking has decreased since the

president's letter was distributed.

SECRETARY'S REPORT – A motion was made by Bennett and second by Shattuck that the minutes from the February 1st meeting be approved as read. The November minutes are to be corrected to state that the Johnson and Little families stated that "the mail kiosk possibly be moved and not removed".

TREASURER'S REPORT – Ben presented a spreadsheet based on fencing proposals both the east and west sides of the neighborhood. The financial report from the Management Company was reviewed.

LOT IMPROVEMENTS

- 4110 Springwillow -Storage Bldg - Motion by Bennett, Second by Weathers – Approved unanimously
- 3506 Aspen Leaf - Storage Bldg - Motion by Berard, Second by Jacobs – Approved unanimously
- 4017 Honey Bear – Patio/arbor/landscaping, etc – Motion by Jacobs, Second by Weathers – Approved unanimously
- 4241 Kingsburg –Side fencing – Motion by Weathers, Second by Walters – Approved unanimously
- 4019 Castle Creek – Storage Bldg. – Motion by Bennett, Second by Jacobs – Approved unanimously
- 3601 Aspen Leaf – Storage Bldg. – Motion by Berard, Second by Jacobs – Approved unanimously. Must comply with codes and requirements of the governing municipality.
- 3652 Flora Vista – Fencing addition – Denied – await resolution regarding locating fence on adjacent owner's property.
- 4006 Castle Creek – Birdhouses – Board to have a telephone vote after additional information is secured from the

owner.

• **OTHER BUSINESS**

Developer to do list – items to be completed prior to the developer leaving the development. Deed all common areas to the Association. ACC – controlled by the association at what point?

Scott – a community involvement day to plant flowers, etc. Also suggested a timed agenda for the board meetings. Agenda to be posted on the web site prior to meetings. A Memorial Day Community Event.

ELECTION OF BOARD OFFICERS:

President	Ben Bennett
Vice President	Jerry Weathers
Secretary	Lori Walters
Treasurer	Scott Jacobs

COMMITTEE SPONSORS:

DRAC	John Shattuck
Communications	John Shattuck
Recreation	Frank Berard
	Jerry Weathers
Landscaping	Ben Bennett
Social	Lori Walters
ACC	Scott Jacobs

With no other business to discuss, the meeting was adjourned at 11:50 PM.

Check out the Vista Oaks Web Page. Board meeting minutes, the *Vista*, and other neighborhood news will be posted at www.vistaoaks.org.



Babysitter Directory



Antonia Addo	246-0940
Mark Blancken (CPR)	246-6945
Kendra Bowerman	388-5960
Tiffani Breslin (CPR)	255-4041
Erin Buethe (Red Cross)	671-6211
Honri Dicks	310-2093
Amanda Gutmann (CPR)	255-6838
Sarah Hanrahan (CPR)	388-7781
Jennifer Kohlin	733-1731
Rachel Lynn	310-8757
Donna Martin (after school only)	238-7963
Jenna Nichols	244-1449
Jessica Padgett (CPR, Red Cross)	341-7544
Shannon Parsells (Red Cross)	671-3297
Rochelle Peterson	218-1276
Amanda Sindere	244-1019
Chelsea Stern	388-6328
Sara Jane Stewart (CPR)	246-8667
Kristina Thompson (CPR)	341-0516
Tiffany Thompson (CPR)	341-0516

Home Delivery Directory

Dano's Pizza, Hoagies, Salads	257-2800
Pizza Hut (Cedar Park)	259-4444
Mr. Gatti's Pizza	459-2222
Peking Palace	255-6952
Saccone's Pizza & Subs	259-1882/257-1200
Papa John's	257-7474
Take Out Taxi	494-1500

Pet Sitter Directory



Brian Blanchette	671-3531
Mark Blancken	246-6945
Kendra Bowerman	388-5960
Cheryl Darnell	218-1509
Jason Darnell	218-1509
Todd Darnell	218-1509
Amanda Gutmann	255-6838
Sarah Hanrahan	388-7781
Jonathan James	388-7343
Kyle Maze	218-9226
Stacie Maze	218-9226
April North	310-0962
Evan North	310-0962
Kristen North	310-0962
Rochelle Peterson	218-1276
Amanda Sindere	244-1019
Anthony Sotillo	388-3500
Walter Sotillo, Jr.	388-3500
Chelsea Stern	388-6328
Sara Jane Stewart	246-8667
Christopher Thompson	341-0516
Jonathan Thompson	341-0516

Yard Work Directory



Tony Almeida	238-0971
Brian Blanchette	671-3531
Jason Darnell	218-1509
Honri Dicks	310-2093
Jonathan James	388-7343
Justin New (references)	255-6384
Evan North	310-0962

WANTED! FRIENDLY NEW NEIGHBORS!

New to the area? Been in the area for years but want to meet more folks?
 Enjoy joining in on group games and activities?
 Think local sight-seeing trips are exciting?

Then, the Round Rock New Neighbors want you!

For more information or to arrange a visit,
 call Mary Anne Breau 244-6476.

Home Sellers/Buyers

If you are selling your home in Vista Oaks, please notify Plateau Property Management when ownership changes hands. If you are buying a resale home in Vista Oaks, please notify Plateau Property Management.

Security Update SGT Ron Marsh

The last two months have been very quiet. The parking is looking better also. I have seen a few vehicles blocking sidewalks and parked facing the wrong way, but all in all it looks better. I have noticed a problem at the Recreation Center. Many times the small rocks from the playground have been thrown all over the concrete and into the pool. I have heard also that the pump impeller has been broken again, which will cost the association more for maintenance. The video tapes reviewed have shown parents with the children when rocks are being thrown. I would ask the parents to watch your children closer and not to allow them to throw rocks. The damage is expensive but also other children could get hurt. If you have any questions regarding criminal laws I can be reached through Plateau Property management.

Editors Note: A developer also asked that parents keep an eye on children and teens and not allow playing in and around homes under construction. While some damage has been reported, injury is a major concern. Chris.



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Lifeguard Positions Available

Vista Oaks Pool

Performs as a Professional Lifeguard to ensure the safety of
Vista Oaks Members and guests

Must be a minimum of 15 1/2 years old, a responsible person and certified
as a Lifeguard with American Red Cross or YMCA

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Flexible Schedule (30 to 40 hours per week)

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