



**Neighborhood Guide for  
Granada Hills, Granada Estates & Granada Oaks**

Prepared by the Granada Homeowners Association

[www.granadahillshoa.org](http://www.granadahillshoa.org)

Updated November 2023

## 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 over 460 homes in the Granada Hills, Granada Oaks, and Granada Estates subdivisions, our community is made up of people from all walks of life.

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 HOA board members listed on the website.

Sincerely,

Granada Homeowners Association  
[www.granadahillshoa.org](http://www.granadahillshoa.org)

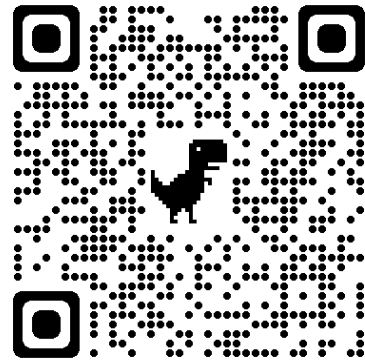


## GET INVOLVED IN THE GRANADA COMMUNITY

### **Become an HOA Member**

Each household in the Granada Hills, Granada Estates, and Granada Oaks neighborhoods is asked to pay HOA dues each year to maintain the common grounds and amenities. This includes the parks, playgrounds, tennis courts, electricity, water, streetlights, and entrance areas. Dues also support community building activities and gatherings throughout the year.

**Join the HOA today!**  
**Pay your membership dues online at**  
**[www.granadahillshoa.org/membership](http://www.granadahillshoa.org/membership)**  
**or follow the QR code here:**



If you are unable to pay online, complete the HOA membership form included with this guide and leave it, along with your check payment, in the HOA mailbox:

Granada Homeowners Association  
8100 El Dorado Dr., Austin, TX 78737

### **HOA membership helps to ...**

- Meet neighbors and strengthen the community
- Provide a clear voice representing neighborhood interests
- Maintain the park, playground, tennis court, street lighting, and parking areas
- Maintain front entrance landscaping and lighting
- Pay for electricity and water for the shared spaces
- Provide insurance and tax payments for the park and pool
- Advocate in the planning of Oak Hill area businesses and roadways
- Organize community events such as July 4th Parade, Easter celebration, and the Holiday Craft Fair
- Publish regular neighborhood communications
- Maintain the HOA website

## Volunteer

There are lots of ways to contribute to our neighborhood efforts. Reach out to the HOA board for more information about how to volunteer:

- Join the HOA board
- Help plan neighborhood events such as the Easter celebration, July 4th parade, summer movie nights, neighborhood garage sales, Trunk-or-Treat, holiday craft fair, or Christmas at the Park.
- Submit articles, recipes, or neighbor spotlights for neighborhood communications
- Join the Welcome Wagon Committee and help to welcome new residents with a gift bag and information
- Help to beautify our park space by volunteering at It's Our Park Day



## STAY CONNECTED TO THE GRANADA COMMUNITY

### HOA Website

Find upcoming events, announcements, board meeting minutes, important contacts, and information about deed restrictions here.

<https://www.gradahillshoa.org>

### 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](http://www.nextdoor.com).

### Facebook Group – Granada Hills Community

Follow us on Facebook to stay in the know and be reminded of upcoming community activities.

<https://www.facebook.com/GranadaHillsCommunity>

### Granada Hills Neighborhood Communication Updates

Be sure that your HOA membership is up to date with your correct information so that you will receive our monthly emails and quarterly newsletters. If you need to make any changes or updates, email [secretary@granadahillshoa.org](mailto:secretary@granadahillshoa.org).

### Neighborhood Watch

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

## **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 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.

If you would like a home ignition zone (HIZ) inspection, please contact the HOA to register.

Please visit these websites for more information:

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

<https://www.granadahillshoa.org/firewise>



## **TxDOT's Oak Hill Parkway Project**

To get construction alerts and to keep up to date on the project please sign up for updates on the Oak Hill Parkway website.

<https://www.oakhillparkway.com/>

## NEIGHBORHOOD AMENITIES

### Granada Hills Pool

The Granada Hills Pool is a gated, L-shaped pool with a 9-foot deep end! The pool deck has lots of chairs and tables with umbrellas, as well as a separate eating area with picnic tables and a grill (this area can be reserved for parties as well). Pool membership is available to all current HOA members. The pool is open from May through October each year. More information on pool membership and pool parties is on the HOA website.



[www.gradahillshoa.org/pool](http://www.gradahillshoa.org/pool)

**\*Swimming is at your own risk and lifeguards are not present.** Children under 18 years of age must be accompanied by a responsible adult (at least 18 years of age). Supervision of children at all times is the responsibility of the parent or adult guardian. All families must sign a waiver of liability that indemnifies the Granada HOA of fault; a signed pool agreement must be on file with the HOA before access to the pool is provided.

### Tennis Court

Come over and hit a few! Our court is lined for both tennis and pickleball. The tennis court is available to current Granada Hills HOA members through an online reservation system.

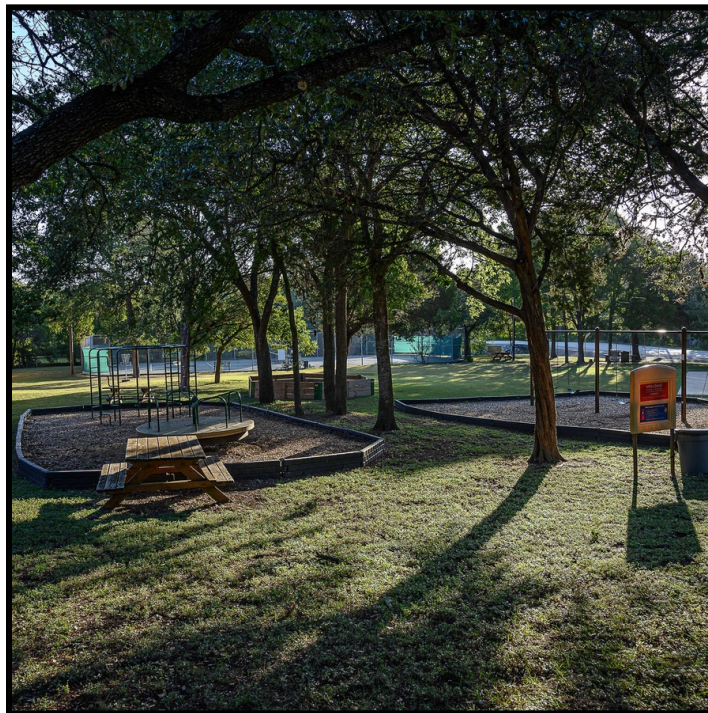


Once you have joined the HOA and paid your dues, please email our tennis coordinator at for details on how to access the court.

[tenniscourt@gradahillshoa.org](mailto:tenniscourt@gradahillshoa.org)

## Playground Area

Granada Hills offers two separate playground areas for our kids. Our shaded playscape for ages 2-5 is just outside the pool entrance, and is adjacent to picnic tables and tetherball for easy family gatherings. For the older kids, we have a larger park area with swings, a merry-go-round, basketball flat top, gaga ball pit, disc golf cages, and open space for groups to run and play.





## ALL 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 and Granda 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.

## **The Original Front Entrance Sign**

When the Granada Hills front entrance sign was dismantled due to the Oak Hill Parkway construction, it left many of us feeling like an important part of the neighborhood was missing. The old Granada Hills sign that welcomed residents and visitors for so many years, was gone. HOA board member Roy Ribelin took this project under his wing. He designed and built a new frame for our beloved sign that now lives at the corner of El Rey and Espanola. It is a beautiful way to honor the long history of our neighborhood by preserving and spotlighting a piece of our past.



## **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

# **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 homeowner's association in Granada Hills and Granada Estates. It was incorporated in 1974 as a non-profit organization and is governed by a board of directors. Granada Oaks, though they have their own mandatory annual fee (primarily for landscaping maintenance), can also join Granada HOA and the pool.

## **HOA Board Members**

The Granada HOA is governed by a board consisting of between five and nine directors for a two-year term elected by members. All board members 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](http://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 \$180 per household and \$120 or over 65 (as of 1/1/2023) 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 received a copy of the deed restrictions applicable to your property and your particular section in which your property is located. Deed restrictions for Granada Hills and Granada Estates Sections 1-6 can be viewed on our website ...  
<https://www.granadahillshoa.org/documents>

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. Neighbors are encouraged to work out deed restriction problems before pursuing legal action.

### **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.

## **HELPFUL INFORMATION, PHONE NUMBERS AND WEBSITES**

### **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 (extraterritorial jurisdiction). 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**

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  
[www.tcsheriff.org/departments/law-enforcement/west](http://www.tcsheriff.org/departments/law-enforcement/west)

### **Oak Hill Fire Department and EMS**

In an emergency dial 9-1-1

Controlled Burn permits for open burning are issued by the Oak Hill Fire Department by calling 512-288-5534, extension 300 and leaving your information.

For other information call 512-288-5534  
Fire Station 301 (closest) is at 9211 Circle Drive, Austin, TX 78736  
512-388-5576  
[www.oakhillfire.org](http://www.oakhillfire.org)

### **Hospitals and Emergency Rooms**

Seton Southwest – emergency room open 24 hours  
7900 FM 1826, Austin, TX 78737 - 512-324-9000

St. David's South Austin Medical Center – emergency room open 24 hours  
901 W Ben White Blvd, Austin, TX 78704 - 512-447-2211

Heart Hospital of Austin  
3801 N Lamar Blvd, Austin, TX 78756 - 512-407-7000

## **Electricity**

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

## **Water**

Only one option (unless you have a well)

Austin Water Utility, 512-494-9400  
[www.austintexas.gov/department/water](http://www.austintexas.gov/department/water)

For water emergencies and leaks call 512-972-1000

## **Wastewater**

You are in charge of your 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/county-attorney/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>

## **Propane**

You can select any provider

## **Phone, Internet, Cable**

ATT - 800-288-2020 [www.ATT.com](http://www.ATT.com)

Spectrum - 844-793-9199 [www.spectrum.com](http://www.spectrum.com)

Dish Network - 844-711-9060 [www.dish.com](http://www.dish.com)

DirectTV - 866-335-3360 [www.directvdeals.com](http://www.directvdeals.com)

## **Trash Service**

You've got options!

Texas Disposal Systems (TDS)

They pick up once a week, recycling every other week

800-375-8375 [www.texasdisposal.com/residential-waste-management/](http://www.texasdisposal.com/residential-waste-management/)

Waste Connections

They pick up both trash and recycling once a week

877-288-9269 <http://www.wasteconnections.com>

Frontier Waste Solutions

<https://frontierwaste.com>

Tommy and Ryan Swenson

Picks up twice a week, must separate recyclables, bags only

512-636-5821

Recon Waste Services

Trash and recycling weekly

512-894-2417 <https://www.reconws.com>

## **Vehicle Registration, Titles, License Plates - Property Taxes - Voter Registration**

Travis County Tax Office Southwest, 8656 West Hwy 71, Austin, TX 78735

@ intersection of TX Hwy 71 and Covered Bridge Road 512-854-9473

## **United States Post Offices**

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

The closest is at Stor Self Storage  
7401 W Slaughter Lane, Austin, TX 78739, 512-687-9143  
Full-service postal annex, no additional fees  
Last pickup at 3pm M-F.

## **Poison Control Center**

800-222-1222  
<http://poisoncontrol.org/home>

## **Travis County Animal Control**

Call 512-974-2000 to report stray or injured animals  
Wildlife Rescue 512-472-9453, 5401 East MLK Blvd, Austin, TX 78721  
[www.traviscountytexas.gov/health-human-services/animal-control](http://www.traviscountytexas.gov/health-human-services/animal-control)

## **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@traviscountytexas.gov](mailto:tnr.roads@traviscountytexas.gov)

To report junked vehicles, tall grass, or other health nuisances call  
(12-854-6609

## **Spills and Other Environmental Hazards**

State Spill Response Hotline 800-832-8224



## **Voting in Texas**

### **Voting Jurisdictional Information – as of 1/1/2023**

Precinct 360  
County Commissioner - Precinct 3  
Justice of the Peace - Precinct 3  
State Senate - District 14  
State House - District 47  
US Congress - District 21  
Austin ISD - District 7  
State Board of Education - District 5

You DO NOT live in the City of Austin! No city taxes, no council votes, no city bond elections, etc. You can vote in Travis County bond elections and propositions.

### **Registering to Vote:**

To register to vote, you can find information and forms on the Travis County Tax Office website.

<https://tax-office.traviscountytexas.gov/voters>

Here is some additional information to make voting easier.

- 1) County voter registration required. You must be registered to vote at your address in the county. If you moved to Travis County from another Texas County, you must re-register to vote, or you will not be able to vote in Travis County. If you moved from out of state, you just need to register in Travis County.
- 2) New or updated drivers license not required. You do not need to get a Texas drivers license or change the address on your Texas driver's license before you register to vote.
- 3) You must submit a completed and hand signed voter registration form at a Travis County Tax Office or work with a Volunteer Deputy Registrar to get registered to vote. Texas does not have voter registration online.
- 4) Options for numbers to use. You can use the last 4 numbers of your social security number or your Texas Driver's license / Texas Identification card. If you have both, it helps to use both.

- 5) The voter registration form has to be completed AND submitted 30 days before an election for you to be able to vote in the election. No same day registration like some other states.
- 6) Teens can register to vote when they are 17 years old and 10 months as long as they will be 18 on or before election day.
- 7) Voter registration cards are not required to be shown when you vote. You should receive an official voter registration card once the registration is processed. It can be helpful if you lose your identification and cannot replace it before an election, but there are other options for identification.
- 8) In Texas you do not register for a political party. You get to choose to vote in a party's primary. All polling locations work for both parties during a primary. During primaries, Travis County polling locations will ask which primary you want to vote in to make sure you get the right ballot.

### **Voting in Travis County**

- 1) There is an early voting period before elections and the early voting period includes voting on Saturday and Sunday
- 2) All voters in Travis County can vote at any polling location during early voting and on Election Day. [VoteTravis.com](http://VoteTravis.com) has a lot of information for you: sample Ballots; voting guide; places you can vote (with green/yellow/red to show wait times at the locations); you can request and track a Ballot by Mail.
- 3) Texas requires voter identification with some exceptions. The best ID is your Texas drivers license/Texas ID Card/Military ID or Passport.

### **CONTACT THE HOA BOARD**

President	<a href="mailto:president@granadahillshoa.org">president@granadahillshoa.org</a>
Vice President	<a href="mailto:vicepresident@granadahillshoa.org">vicepresident@granadahillshoa.org</a>
Treasurer	<a href="mailto:treasurer@granadahillshoa.org">treasurer@granadahillshoa.org</a>
Secretary	<a href="mailto:secretary@granadahillshoa.org">secretary@granadahillshoa.org</a>
Pool Coordinator	<a href="mailto:pool@grandahillshoa.org">pool@grandahillshoa.org</a>
Tennis Court Coordinator	<a href="mailto:tenniscourt@granadahoa.org">tenniscourt@granadahoa.org</a>



GRANADA HOMEOWNER'S ASSOCIATION  
2023 HOA MEMBERSHIP

<b>Granada Address:</b>	
Name:	
Email:	
Phone Number:	

**Please provide any further information regarding this payment:** *i.e., new GH resident; if payment on behalf of tenant please provide their name/email address for neighborhood communication.*

Membership Payment Level		
<input type="radio"/> Annual Dues	\$180	
<input type="radio"/> Senior Rate (65+)	\$120	

*HOA membership does not include pool access; please see HOA website for Pool Membership Form*

Would you like to include any additional donations? Please specify amount:		
<input type="radio"/> New Entry Sign		
<input type="radio"/> General Maintenance		
<input type="radio"/> Children's Play Area		
<input type="radio"/> Park Landscaping		
<input type="radio"/>		
	<b>Total Enclosed</b>	

How will you be paying?	
<input type="radio"/> If you pay with a check, please mail it along with a completed membership form or drop them off in our secure mailbox at the park.	Granada HOA 8100 El Dorado Dr Austin, TX 78737
<input type="radio"/> If you pay online, please also email a completed membership form to <a href="mailto:secretary@granadahillshoa.org">secretary@granadahillshoa.org</a>	 <a href="https://www.granadahillshoa.org/membership">https://www.granadahillshoa.org/membership</a>

Thank you for your support! Please share any additional questions or feedback here or email us at [board@granadahillshoa.org](mailto:board@granadahillshoa.org).