



Shady Hollow
Home Owners Association

Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

The History of Shady Hollow

When last we met the Executive Director of Austin Savings was presented with a list of demands.

The Executive Director then requested one week in which to quietly make a high-level investigation in order to determine the validity of the allegations and to identify those who had caused the problem not only for the residents of Shady Hollow but for the institution of Austin Savings itself. The SHHOA Director agreed on conditions that all bulldozing and other irreparable actions which SHHOA believed violated the individual rights of the homeowners, would be suspended. This was agreed to.

The Director then added a final condition to the list. If Austin Savings determined that all complaints were valid it would enter into a contract with SHHOA which would prevent further abuses and outline the conditions under which Shady Hollow would be developed. In turn, the director would drop his pending lawsuit and urge the other members to waive claims against Austin Savings for past actions by the institution.

The proposal was verbally accepted. The SHHOA Director returned to Austin and quietly and individually explained the situation to seven (a
History - Continued on Page 2

Next Board Meeting

August 16, 2018 - 7 pm
Community Center

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Senior Citizens Day August 21



Meet Board Member - Mary Ellen Mathis

Board Member Bio's



My family and I moved to Shady Hollow in 1994. Joe and I couldn't have asked for a better neighborhood to raise our children, Melendy and Alex, who are now in their 20s. They attended Manchaca, Baranoff, Bailey and Bowie. The kids were very active in Girl Scouts, Boy Scouts, Bowie theatre, Bowie band and were both proud members of the Shady Hollow Stingrays. As parents, we've spent many hours volunteering for these wonderful organizations.

I have worked full time as a nurse for over 35 years, the last 26 as a nurse anesthetist. I love working with people and coming together to solve problems and resolve issues.

For the last two years, I have been honored to serve on the board of the SHHOA. As chairman of the Welcome Committee, I have had the pleasure of meeting many of our newest homeowners and to share my enthusiasm for our wonderful neighborhood. Shady Hollow is a great place to live and raise your kids!

History - Continued from Page 1

majority) of the other Directors who agreed to support the proposals made in Houston.

Within two days the Executive Director called the SHHOA Director and said that it appeared that Austin Savings may have a very serious problem which required about two more weeks of investigation because they probably involved some changes in the leadership, management and direction of Austin Savings. After receiving some assurances the SHHOA Director agreed and reported the facts to the majority of the other Directors who agreed to support this course of action.

Exactly ten days after the SHHOA Director received a call from the Executive Director of Austin Savings. Very simply, he said that all complaints of SHHOA had been authenticated. All SHHOA demands would be met. A new law firm would begin the details of drawing up a contract which would resolve the major differences and provide for the Recreational Area (and swimming pool) and a set of Covenants and Restrictions which would contain protections to insure that Shady Hollow would be built more in harmony with the original promises.

New residents familiar with the more formal manner in which SHHOA now conducts its affairs will have some difficulty appreciating the way in which SHHOA conducted its early business and the manner in which it began to handle the affairs of Shady Hollow in this secondary phase. SHHOA was not incorporated. There had been no formal election of Directors. Instead volunteers endorsed by and acting in behalf of the confederation of homeowners were acting in the capacity of Directors and making the decisions. At some meetings dozens of the residents participated in discussions as if they were Directors.

Although all democratic processes were generally observed, the original small hard core of "Directors" who had brought affairs to this point managed to support one another in organizing and moving this complex situation forward. This was the overall best interest of not only

New HOA - Continued on Page 7

Current Board Members

PRESIDENT	Russell Downey
Mike Cain	Laura Kennedy
VICE PRESIDENT	Mary Ellen Mathis
Jim Bateman	Susan Morey
TREASURER	Jamie Rygg
Geoff Lawson	Ann Weitzman
SECRETARY	Mike Wilson
Gregg Sales	



Shady Hollow
Home Owners Association

Dance by Carly Presents! Open House at South Austin's NEW Community Center for the Performing Arts!

VISIT US DURING OPEN HOUSE AND GET
FREE ENROLLMENT ON ALL PROGRAMS!



THURSDAY SEPT 13, 2018

3:30-7:30PM

OFFERING EVERYTHING OUR COMMUNITY NEEDS!

**After School Pick-Up Baranoff, Bailey,
and more!**

**Jazz, Ballet, Tap, Hip-Hop, Contemporary & Acro!
Recreational Classes, Adult, Toddler, Mothers
Morning Out, Drill Team Prep, Homeschool Dance
classes, Competitive Team, Martial Arts & Musical
Theatre**

11530 Manchaca Rd. Unit #1

512-383-5714

Shady Hollow Clubs

Shady Hollow MUD

June Meeting - Reported by Cindy Nettles

Genealogy Club

For more info, contact Jim jim@jadowning.com or Cindy dragonfire@austin.rr.com.

Garden Club

Join this fun group for interesting programs, garden tours, nursery visits, plant exchanges and more. Meetings are in the mornings the second Wednesday of each month. The time varies with activities. Contact Anne Linville, 512-280-6404, or jalinvil@gmail.com

Tai Chi

This group meets every Monday at 9:30 am and Thursday at 10:30 am at the Community Center. Come and enjoy some “moving meditation” that involves strengthening the core and enhancing your balance. Contact Peggy Rudd, 512-925-7697, or peggy.rudd@gmail.com

Yoga

A tranquil class of focused stretches that help you to unwind, destress and find your inner peace. This group is for adults and meets Tuesday evenings at 7pm in the Community Center. Contact Mona Slack with any questions at 512-280-2396



Shady Hollow
Home Owners Association

The MUD Board held its regular monthly meeting on July 3, 2018 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

Deputy Rush reported that law enforcement efforts to identify and catch a burglary suspect were being frustrated by burglary victims attempting to use social media to track down family members of the suspect and get their property back instead of reporting the crime to the sheriff's office. He urged crime victims to report all crimes to law enforcement.

The Board voted to engage the services of Maxwell, Locke & Ritter to perform the District audit for the fiscal year ending September 30, 2018. The Board noted the estimated cost of the audit was \$500 less than last year. The Board also voted to renew the contract with Environmental Survey Consulting to provide ecological preserve management services at the Shady Hollow West Nature Preserve.

A large number of citizens were present to discuss annexation. President Stried explained the status of the District's annexation by the City on December 15, 2020, pursuant to the Strategic Partnership Agreement. He noted that customers of the District residing in Shady Hollow Sections 1 & 2, the Enclave at Shady Hollow, Shady Hollow West, and the Estates of Shady Hollow (the “Additional Areas”) were not District residents and would not be annexed by the City on 12/15/20. President Stried went on to explain that because the District will then be part of the city and the Additional Areas will remain outside the city's boundaries, enforcement of city ordinances, such the ban on fireworks, and the provision of emergency services would be problematic. He also stated that the SPA prevents the District from engaging in litigation or legislative processes to challenge the SPA. A lengthy question and answer period ensued..

The Constable's report for June

- Usual patrols of parks, amenities, school zones; community contacts;
- Traffic stop-retrieved marijuana from driver (Apache Forest); citizen complaint re: expired registration on vehicle – date checked ok (Sesbania); spoke with owner of vehicle blocking sidewalk (Aldama);
- Assist TCSO: suspicious vehicle (El Dorado); 2-car collision (FM1626); multiple large brush fires on FM1626 in Hays County – put out before spreading to Travis County (FM1626/Bliss Spillar).

The grass is getting brown; the soil is dry & cracked; trees and shrubs are drooping; Lake Travis is dropping fast; and the chance of rain is a negative number. Use the city's Water Use Calculator to estimate potential water savings at your home or the Irrigation Runtime Calculator to see ways to water more efficiently. <http://www.austintexas.gov/departments/water-saving-tips>

COMING SOON 2018-2019

NEW START-UP COMPANY AFFILIATED WITH DANCE BY CARLY

SOUTH AUSTIN'S UPCOMING HIP HOP CREW

WE PRESENT...

MDT
my dance theory

AUDITIONS 08.11.2018

HOSTED AT 11530 MANCHACA RD. UNIT 1

COOPERATIVE PARTNERSHIP DIRECTED BY HAYDEE RODRIGUEZ AND CO-DIRECTED AND MARKETED BY AMBER TIERNAN

Shady Hollow Board Meeting

July Meeting - Draft Minutes

Board Members Present

Mike Cain, Russell Downey, Geoff Lawson, Mary Ellen Mathis, Jamie Rygg, Gregg Sales, Ann Weitzman & Mike Wilson

Staff in Attendance

None

Board Members Absent

Jim Bateman, Laura Kennedy & Susan Morey

Others in Attendance

Alex Olmos, Bruce Popus, Joan Allen, John Herron, Nancy Herron, Robert Gygg, Susan Qurson, Dan McIntyre, Sarah X, Margaret Trejo, Pam Baggett, George Armstrong, Mary & Julio Moreno & Allen Barr, Heather Popky

Legend

MRR - Maintenance, Reserve and Replacement fund

MUD - Municipal Utility District

CC - Community Center

GM - General Manager

Meeting start

7:01 pm

Current Agenda

- MOTION to approve the current agenda by Mary Ellen Mathis seconded by Mike Wilson. Approval unanimous.

Previous Minutes

- MOTION to approve the June minutes by Geoff Lawson seconded by Jamie Rygg. Approval unanimous.

Citizen Communication

- John Herron- Expressed concern about the GM situation.
- Robert Rygg - Request board support for the use of Golf carts in our neighborhood. Can we identify Shady Hollow as a master planned community?
- Dan McIntyre - Expressed concern for the auditors culpability. Would like to see the HOA pursue this avenue to recover funds.
- Margret Trejo - Would like to propose pickle ball lines be added to the tennis courts
- Alex Olmos - Wanted update on diving boards. The boards are getting older. We have noted changes and have increased/

updated the non-slip surface for the current season. We expect to redo or replace the board during the off season.

Interim General Managers Report - Russell Downey

- Office - Summer assessment statements went out. Payments are coming in daily
- Covenant Violations - Did inspections of five complaints, sent letters. Two have been corrected.
- Parks - Completed the removal of a dead tree at Doe Run Park
- Pool - Reported an incident on the diving board. The diver came down from a bounce in such a way that he injured his leg.
- Events - 4th of July festivities were a success. Both parade participants and spectators seemed larger than last year.
- General - MUD office will close the end of the month. The MUD Board will meet at the CC starting in August

Treasurers Report - Geoff Lawson

- Income Jan-Jun \$330,677. To compare with last year we had \$307,000.
- Expense this year vs last year is

\$211,137 (2018) vs \$265,124 (2017), a 23% savings.

- We've made the monthly transfer of \$7,800 into the MRR.
- The administrative expenses are approx. \$25,000 better than last year, even with the added cost of legal and forensic accounting.
- The pool budget will be higher this next month because the vendor was behind in their billing.

Committee Report

1. Executive, Mike Cain - Met on the 29th of June to discuss GM search process.
2. Finance, Geoff Lawson - No meeting. There will be a meeting this coming Wednesday.
3. Recreation, Laura Kennedy - No meeting
4. Community Center, Gregg Sales - No meeting
5. Welcome, Mary Ellen Mathis - No meeting.

Minutes - Continued on Page 9



Shady Hollow
Home Owners Association

Water Restrictions

Austin Water is currently in the Conservation Stage Water Restrictions

CONSERVATION STAGE RESTRICTIONS

You may water only on your assigned day(s) and times.

Residential

- Hose-end Sprinklers - two days per week - midnight to 10 a.m. and/or 7 p.m. to midnight
- Automatic Irrigation - one day per week - midnight to 10 a.m. and/or 7 p.m. to midnight (Residential customers may also water a second day with a hose-end sprinkler)

Commercial / Multi-family / Public Schools

- Hose-end Sprinklers or Automatic Irrigation - one day per week - midnight to 10 a.m. and/or 7 p.m. to midnight

Wasting water is prohibited

- Washing vehicles at home is permitted with an auto shut-off hose or bucket
- Charity car washes may only be held at a commercial carwash
- Fountains must recirculate water
- Restaurants may not serve water unless requested by a customer
- Patio misters at commercial properties (including restaurants and bars) may only operate between 4 p.m. and midnight
- Commercial power/pressure washing equipment must meet efficiency requirements

EXEMPTIONS

The following are allowed at any time on any day of the week:

- Watering with drip irrigation, a hand-held hose or a refillable container
- Watering trees with a Tregator®, soaker hose or automatic tree bubbler
- Watering vegetable gardens with

a soaker hose

- Pressure washing sidewalk/driveway/deck/patio/paved areas/home siding/fence

VARIANCES

In limited situations, Austin Water may be able to grant a variance from the water restrictions.



Shady Hollow
Home Owners Association

DANCE BY CARLY

GOLDEN
Line

PERFORMING TEAM

AUDITIONS
THIS SATURDAY

CALL/TEXT (737) 346-1885 FOR MORE INFORMATION

An all-new South Austin performance team with highly experienced curriculum & instruction; incorporating Texas tradition through precision jazz dance & high kick technique

the original homeowners but also with regard for the interests of those who would ultimately settle here and who would collectively constitute a majority .

With the verbal commitment of the Executive Director of Austin Savings, the first order of business for Shady Hollow Homeowners Association became the drafting of an outline for a Contract to be made with Austin Savings. A list was drawn up covering the features each Director believed should be contained in the Contract. Twice this list was discussed in open meetings attended by the majority of the residents. While there were some outrageous proposals, in the main, everyone approached this assignment in a fair and reasonable manner.

Ultimately, a list was made which identified the principal complaints and provided corrective solutions. The final draft included:

1. A strong set of Covenants and Restrictions with guidelines for their enforcement through homeowner participation.
2. Homeowner approval of plans for future homes and the monitoring of the construction of all future homes in Shady Hollow.



NEW ERA
MARTIAL ARTS
Located inside Dance By Carly

OPEN HOUSE
SEPTEMBER
13TH
3:30-7:30PM

KIDS CLASSES
ADULT CLASSES
AFTER SCHOOL PICK UP

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3. Guidelines for determining density in the new sections yet to be built (by drawing proposed plats).

4. An agreement not to build an interceptor line down Slaughter Lane.

5. An agreement not to sue for alleged past hurts.

6. Last, but not least in the minds of many, were the plans for a Recreational Area and its financing.

In recognition of the success obtained through the association of homeowners and their strong majority participation in this struggle, the list also contained provisions for the recognition of the homeowners association as the authorized voice of the residents, with the authority (derived from the Developer) to enforce the Covenants and Restrictions in behalf of all the original and future residents of Shady Hollow.

It was also agreed in open meeting

Membership - Continued on Page 10



Shady Hollow
Home Owners Association

Annexation of Shady Hollow Residents by the City of Austin

Jim Bateman, Chari of the Annexation Committee

The **City of Austin** plans to **annex portions of Shady Hollow** on **December 15, 2020** (inside Shady Hollow MUD boundary). The City does not plan to annex other portions of the neighborhood (the areas outside the MUD boundary).

The City is Annexing Shady Hollow MUD Without Giving the Customers a Vote

A new law gives landowners a vote on the City's annexation, but it does not apply inside the MUD because of a Strategic Partnership Agreement (SPA) the MUD signed with the City. **The MUD has customers that are outside the MUD's boundary who get a vote.** But the City has no plans to annex the MUD customers in Shady Hollow Sections 1 and 2, The Enclave, and Shady Hollow West.

Be Heard - Return the Survey

The Annexation Committee of Shady Hollow HOA is sending out a Survey to get the Shady Hollow MUD customers' opinions on the City's predatory annexation practices. Please return the Survey by September 1st so your voice will be heard!

What Does the City Say About Annexation?

In an email of January 16, 2018, the City provided the following information:

- Regarding utility services, the MUD currently provides out-of-district service to its customers that are located outside the MUD boundary. Both in-district and out-of-district customers will become city retail customers in April of this year when Austin Water takes on maintenance and operation of these systems. After this transition, any property owner can apply for a new connection to the City system through the Service Extension Program, regardless of whether the property is in the city limits or not.
- Regarding annexation, properties located within the MUD are scheduled for full purpose annexation in December 2020 in accordance with the SPA. Future annexation of any property not located within the MUD will be subject to the new SB 6 requirements, however, the City has not initiated annexation of any areas under these new requirements at this time.

Welcome New Residents

Marcella & Lane Brown
3207 Festus Drive

Kathleen & Gregory Covington
3601 Capistrano Trail

Kenzie & Ezekiel Sanchez
4106 Reynosa Drive

Jerry Cotter
4209 Reynosa Drive

Ligia & Angenina Miguel-Ghaziosharif
11011 Whiskey River

Ronna & Kyle Geisler
11425 Cotulla Drive

Marilyn & Theodore Kowalski
11550 Gun Fight Lane

Linda & James Gise
11710 Hobbiton Trail

Additional Information

1. The City has Spent Zero Dollars on Facilities in Shady Hollow.
The City will get all of the assets that the Shady Hollow MUD constructed with our money for free. This includes the water and sewer systems and the fire station on Brodie Lane. City taxes were not used to construct any of these facilities.
2. Water and Sewer Services - The City of Austin took over the billing to all of the MUD's customers in April 2018 for water and/or sewer services,



Shady Hollow
Home Owners Association

charging the MUD's rates. The MUD has been purchasing both water and sewer service from the City for decades at wholesale rates that are lower than the City's retail rates, so water and sewer utility rates may go up after full annexation in December 2020.

2. Emergency Services: Travis County Sheriff and EMS District provide police and medical emergency services. Shady Hollow has excellent police service from Travis County Sheriff. We have a Deputy Contable assigned to Shady Hollow, paid for by the MUD. Our crime rates in the neighborhood are lower than in the City, so once annexed, we don't expect to get better service from the City Police.

3. Fire Protection: Manchaca VFD provided fire service until the City of Austin started manning the fire station on Brodie Lane in June 2016 under a lease with the MUD, per the Strategic Partnership Agreement. That particular fire station was built by the Shady Hollow MUD with bonds that are being paid by the MUD's customers, and the City will take over this facility from the MUD for free upon full annexation

in December 2020.

4. City Code Compliance: The City's regulations and code enforcement cause delays and increased costs in permitting and inspection fees for practically anything you want to do on your property. The relative lack of regulation you enjoy in Travis County will go away and your cost of living may go up after annexation.

Minutes - Continued from Page 5

- 6. Annexation, Jim Bateman - No meeting.
- 7. General Manager Search Committee - Meet five times. After applicants were deducted to seven, personal interviews were scheduled. After these interviews and background checks the committee was not able to put forth a viable candidate.

New Business

- MOTION to approve the purchase of new basketball backboards of no more than \$1200 by Susan Morey, seconded by Russell Downey. Approval unanimous.

- We have asked for bids on maintaining the community grounds.
- MOTION to engage Longhorn in discussions to take over our grounds keeping contract by Susan Morey, seconded by Mary Ellen Mathis. Approval unanimous.

Old Business

- Update on the previous General Manager's civil case. In negotiations for a settlement. If none are reached a trial will be scheduled. We have been giving our insurance company more information.

Meeting Adjournment

- MOTION to adjourn by Susan Morey, seconded by Ann Weitzman. Approval unanimous.

Meeting ended 8:10 p.m.

**AISD Classes Begin
 Monday, August 20th**

**BOWIE High School
 Annual Bulldogs & Hotdogs
 Saturday, September 8th
 6pm - 8pm**

Shady Hollow Highlights

www.shadyhollow.org

EDITOR
Mike Cain

PRODUCTION
Gregg Sales

ARTICLE & AD DEADLINE
Last working day of the month



Shady Hollow
Home Owners Association

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that the authority permanently delegated to the association would include the ability to collect dues and that Shady Hollow Homeowners Association membership would be compulsory for all future residents.

It was further decided that it would be necessary to have compulsory pool membership fees (to pay costs of operation), but to retain for the original residents (and their successors) in Section 1 and the then existing position of Section 2 (subsequently identified as Section 2, Phase 1), the right to optionally participate, at their discretion, in Shady Hollow Homeowners Association and/or the pool. These homeowners would also continue to have full rights to all the other Shady Hollow amenities.

This may be a good point to explain that the decision to grant this preferential treatment to the original residents was also made in

a general meeting after full discussion. It is fair to say that those who made it thought that since they had paid the original legal fees, faced counter lawsuits for their actions against Austin Savings and with great personal effort had pressed their claims for a better quality of life in Shady Hollow and in the process fought and won the battles, that they had already paid their dues.

As everyone realizes, no agreement has much significance unless there are enforcement provisions. Some of the Shady Hollow Homeowners Association Board of Directors saw as a flaw, the fact that there was little they could do to enforce the Contract with Austin Savings except enter into a lawsuit, if they believed a future situation warranted. This, of course, is the case with most contracts. Moreover, legal and developer history was being made with this Contract because it was the first such lawsuit in the State of Texas and perhaps in the Nation. There were no precedents. Finally, it was agreed that both parties should proceed, depending on the good will of the other.

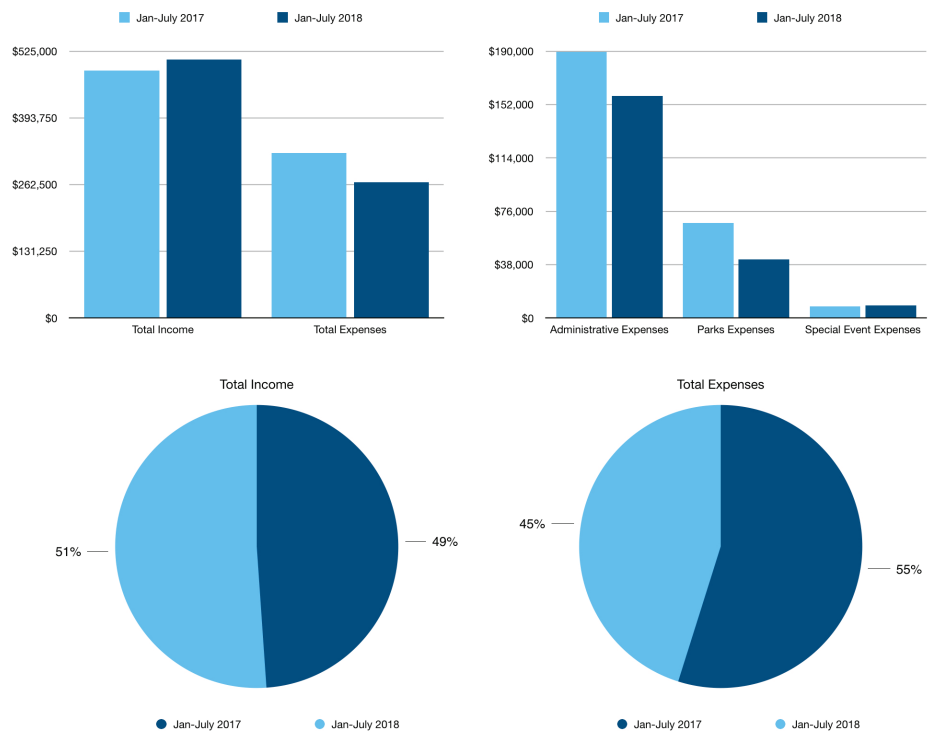
In order to manage this situation, the Shady Hollow Homeowners Association Board developed a maxim that every condition demanded in the Contract and in the Covenants and Restrictions would be made on the premise that the objective was not to further the interest of any individual, but to insure only that Shady Hollow was built out into a viable community which preserved a high quality of life for all present and future residents and at the same time ensured maximum protection of their property values. This meant some concessions had to be made to Austin Savings, principally in agreeing to higher density than was originally planned.

Want to learn more? Watch for the continuing story in next months newsletter.

Financial Snapshot

Year over year comparison between 2017 and 2018

The income graph shows the HOA income from January - July of 2018, or the revenues collected to date. The expenses shown are only for the first seven months of the Fiscal year. We will continue to update this chart as the year goes along. We expect additional savings throughout the year.



SH45 Progress

July 2018

The following photos represent the significant areas under construction on the new SH45. These photos were taken in July 2018. It was exciting to see the progress since the photos were last taken. We are already using the new west bound bridge just finished at Slaughter Lane.



SH 45 at 1626



SH 45 at MoPac connection



Toll plaza just north of Bliss Spiller



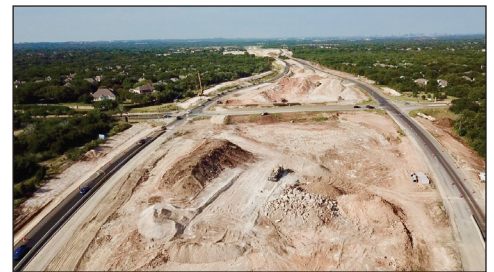
North bound approaching Bear Creek



North bound approaching Bliss Spiller



North bound at Slaughter Lane



North bound approaching La Cross

I want to extend my heartfelt thanks to all residents of Shady Hollow, known and unknown, and first responders, that rendered assistance to me at the 4th of July parade, when I fainted. A special shout out to Dave Anderson for alerting my husband, and Cassidy and Michael Donnelly for caring for my 1 year old grandson, while my husband tended to me, alongside the EMT's that provided excellent care of this stubborn nurse! Doing well...what a great community! Thanks again, ~Karen Lavey



Shady Hollow
Home Owners Association

SHADY HOLLOW HOME OWNERS ASSOCIATION
 3303 DOE RUN
 AUSTIN TEXAS 78748

AUGUST

SU	MO	TU	WE	TH	FR	SA
		1 yoga 7:00 p	2	3 tai chi 10:30 a	4	5
6	7 tai chi 9:30 a	8 yoga 7:00 p	9	10 tai chi 10:30 a	11	12
13	14 tai chi 9:30 a	15 yoga 7:00 p	16	17 tai chi 10:30 a board mtg 7 p	18	19
20 AISD first day of classes	21 tai chi 9:30 a	22 yoga 7:00 p	23	24 tai chi 10:30 a	25	26
27	28 tai chi 9:30 a	29 yoga 7:00 p	30	31 tai chi 10:30 a		

SEPTEMBER

SU	MO	TU	WE	TH	FR	SA
						1
2	3 tai chi 9:30 a	4 yoga 7:00 p	5	6 tai chi 10:30 a	7	8
9	10 tai chi 9:30 a	11 yoga 7:00 p	12	13 tai chi 10:30 a board mtg 7 p	14	15
16	17 tai chi 9:30 a	18 yoga 7:00 p	19	20 tai chi 10:30 a	21	22
23	24 tai chi 9:30 a	25 yoga 7:00 p	26	27 tai chi 10:30 a	28	29
30						

all events are held at the community center unless otherwise noted