



**Shady Hollow**  
Home Owners Association

# Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

## The History of Shady Hollow

*Last month we learned about some of the MUD's commitments. This edition will complete the history review.*

The developer was also obliged to pay for all of the infrastructure water and wastewater costs and then donate these facilities to the MUD. Residents of the 'Enclave' also pay a higher charge for their service as well as a surcharge so as to compensate for the fact that the MUD cannot tax their property to pay for the construction costs of other facilities they use such as the treatment plant.

The last developer sold Section 6 to a local builder who was in part responsible for the construction of the Tanglewood sub-division. Fearing that similar low cost, relatively poorly constructed homes might be built in Section 6 (and thereby shift part of the tax burden for infrastructure costs to the property owners in the other Sections) the MUD advised the builder that it would not provide service to any home, the property value and construction quality of which would be inadequate (in sustained property values over the life term of the bonds) to reimburse the MUD (through taxes) for all of the bonding costs necessary to deliver water and wastewater to that home.

History - Continued on Page 2

## Next Board Meeting

December 13, 2018 - 7 pm  
Community Center

### IN THIS ISSUE

- Page 3 - Tree Disposal
- Page 4 - MUD News
- Page 5 - Board Minutes
- Page 6 - Oak Wilt
- Page 7 - Light Winners
- Page 9 - Christmas Fun
- Page 10 - Skate Shady

**Christmas**  
December 25



Thank You  Shady Hollow

WINNERS

Neighborhood Favorite  
Real Estate Agent 2018

DENA DAVIS  
MIKE BUTSON  
T E A M



Davis Company, Real Estate      Tel. 512-636-4438      www.DavisCompany.com



History - Continued from Page 1

While the builder was preparing to resist this MUD requirement, the Supreme Court of Texas handed down an opinion which probably would have supported the MUD's position. The builder then contracted to pay a prescribed reimbursement fee to the MUD if the average costs of the homes he built fell below the average values of

## Current Board Members

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

the homes in the other Sections.

Happily for all concerned, the builder soon saw that the higher quality homes sold better than he had anticipated and as a result, Section 6 is now comparable, except in density, to the other Sections in Shady Hollow. And the builder did not have to pay any compensation for lower valued and depreciating homes. The benefit of this MUD action will become most apparent in the last few years of the 20-year bond repayments when interest payments on the bonds are at their highest and only well built homes will have sustained the MUD's tax base.

When another builder entered the Shady Hollow market, Shady Hollow Homeowners Association and the MUD joined forces to require that the homes in parts of Section 3 be constructed under conditions similar to that in Section 6, with similar results.

The MUD has made other contributions to Shady Hollow. The manner in which it has managed the District's affairs has resulted in the lowest taxes of any MUD in the area. Subsequent builders openly attribute the continued build-out of Shady Hollow and the relatively stable property values, in substantial parts to the low taxes made possible by the professional manner in which the Shady Hollow MUD has been managed.



# Christmas Tree Safety Tips

for Shady Hollow Homeowners

The carolers are out, and the holiday decorations are everywhere. The joy of the season should not be dampened by the risk of fire. In recent years, nearly 600 fires per year have been started by ignition of Christmas trees in the United States, causing an average of 33 deaths, 112 injuries and \$21 million in direct property damage per year. Christmas trees add a special touch to the holiday season, but they also can be a fire hazard. Here are some helpful tips to reduce the risk of fire:

- Check your tree lights for broken or frayed wires and loose connections.
- Replace non-working light bulbs.
- Avoid decorating Christmas trees with candles.
- Make sure live Christmas trees are fresh. Don't buy trees with brown needles or dry limbs.
- Consider having the tree sprayed with a Fire Marshall-approved flame-retardant chemical.
- Give the tree plenty of water. Never let the base holder dry out.
- Don't place the tree near a heat source, open flames and room exits.
- Keep light strings and other electrical decorations out of children's reach.
- Always unplug the Christmas tree lights when you leave or go to bed.
- Don't burn the Christmas tree or package wrappings in a fire place or wood stove. Keep this holiday season full of life, laughs and memories — remember to have a fun and safe time.



# Christmas Tree Disposal



**Shady Hollow Annual Tree Recycling**  
**Saturday, January 5th**  
**10:00am - 12:00pm**  
**Lower Parking Lot - Shady Hollow Community Center**

Cub Scout Pack 82 is holding its Annual Tree Recycling event on Saturday, January 5th from 10am – 12pm in the lower parking lot of the Shady Hollow Community Center. There will be a roped off section of the parking lot for residents to drop off their trees as early as Monday, January 1st.

Please do not leave any trees after the 12:00pm cut-off time on January 5th.



Shady Hollow  
Home Owners Association

# Shady Hollow Clubs

## Genealogy Club

The November meeting was canceled because of the holidays. Next meeting will be held in early 2019.

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 the HOA office for more info. 512-280-6623.



Shady Hollow  
Home Owners Association

Page 4

# Shady Hollow MUD

September Meeting - Reported by Cindy Nettles



The MUD Board held its regular monthly meeting on November 6, 2018, at the David C. Ellis Community Center, 3303 Doe Run. All Directors were present.

Deputy Rush presented the Constable's report, and reported that patrols would increase during the holiday season in order to deter package thefts.

President Stried reported that interest remained steady regarding the purchase of the District's property on Capistrano.

Ms. Wheeler informed the Board that the City of Austin had made a payment of \$50,000 for the annual rent for the District's Fire Station.

Mr. Schroeder stated he had inspected the detention ponds after the recent rains and no issues were detected.

## The Constable's report for September

- Worst of the speeders: 50/30 (Lost Oasis/Green Emerald), 49/30 (Green Emerald);
- Various traffic stops thru out the community, including school bus enforcement; contact with residents; regular patrols of parks;
- Assisted motorist stuck in ditch (FM 1626); assist lost citizen (Brodie); received complaint about speeding school bus (Silmarillion); suspicious vehicle report – cleared ok (delivery person);
- Assist TCSO: disturbance call (Evening Star); suspicious person call (Six Gun).

## Shady Hollow - Garden Club

Shady Hollow Garden Club celebrates the holidays at December meeting



# Shady Hollow Board Meeting

November Meeting - Draft Minutes

## Board Members Present

Mike Cain, Jim Bateman, Russell Downey, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Susan Morey, Jamie Rygg, Gregg Sales, & Ann Weitzman

## Staff in Attendance

Chastity Cook

## Board Members Absent

Mike Wilson

## Others in Attendance

Ranney Pageler, Joan Allen, Gary Schmelter, George Armstrong & Dan McIntyre

## Legend

HOA - Home Owners Association

CC - Community Center

## Meeting start

7:04 pm

## Current Agenda

- MOTION to approve the current agenda by Susan Morey, seconded by Laura Kennedy. Approval unanimous.

## Previous Minutes

- MOTION to approve the August minutes by Susan Morey, seconded by Russell Downey. Approval unanimous.

## Citizen Communication

- Ranney Pageler - Constable frequency seems to be declining over the past few years
- Gary Schmelter - Expressed concern about annexation
- Danny McIntyre - Wanted to discuss lights and cracking at the tennis courts.

## General Managers Report - Chastity Cook

- Office - Received bid from Trident furniture to replace all the red chairs for the events center in the amount of \$2,933.49 in the same color can change color if we desire.
- Office - Sent out 15 violations to homeowners not in compliance with their CCR's report is attached in packet
- Parks - Got bid for Gatling Gun park irrigation installation still waiting on two more bids
- Parks - All trees were trimmed and cut down to include dead ones by Aguilar Tree Services at Gattling Gun Park
- Community Center - Completed seal coating for damages that were done

to back community center parking lot.

- Community Center - Parking lot stripping was done
- Community Center - Gavin completed power washing on the sidewalks around the CC
- Community Center - Getting bids to replace ten can lights at CC (outside)
- Community Center - Daniel Garcia installed new can lights at the CC at a cost of \$150
- Pool - Gavin power washed all the benches and tables
- Events - Halloween Spook Trail was well attended and had good community feedback

## Treasurers Report - Geoff Lawson

- Gross profit income \$23,186 ahead by same time last year
- Expense \$47,969 compared with the same last year
- Operating account balance of \$202,273 as of the end of September
- Our Reserve account balance was \$62,077.

*(This report will be updated when the final is issued)*

## Committee Report

1. Executive, Mike Cain - Did not meet.
2. Finance, Geoff Lawson - Did not meet.
3. Recreation, Laura Kennedy - Did not meet
4. Community Center, Gregg Sales - Did not meet
5. Welcome, Mary Ellen Mathis - Did

not meet

6. Annexation, Jim Bateman - Met on Nov 7th by the city

## New Business

- Consider designating Jim Bateman as Executive Officer of Shady Hollow HOA for BSA charters
- MOTION to appoint Jim Bateman as the Executive Office of the Shady Hollow HOA for the Boy Scouts of America charters by Russell Downey, seconded by Geoff Lawson. Approval unanimous.
- Consider authorizing fundraising activities to pay the cost of lobbying efforts regarding the City of Austin's annexation of Shady Hollow MUD
- MOTION to allow the Shady Hollow HOA to offer non-non-financial support to aid the new newly formed Annexation group?? By Susan Morey, seconded by Jamie Rygg. Approval unanimous.
- Discuss and Action for the Pickleball Court at Doe Run CC
- MOTION to move forward with the proposed Pickleball Court for a not to exceed amount of XX by Ann Mary

Minutes - Continued on Page 11



Shady Hollow  
Home Owners Association

# Oak Wilt Identification

Be Prepared

Foliar symptoms, patterns of tree mortality, and the presence of fungal mats can be used as indicators of oak wilt. However, laboratory isolation of the fungus is recommended to confirm the diagnosis. A trained expert should be consulted when in doubt.

## Patterns of Tree Mortality

Most live oaks defoliate and die over a 1- to 6-month period following initial appearance of symptoms. Some live oaks take longer to die, and a few untreated trees may survive many years in various stages of decline. Occasionally, a few live oaks in an oak wilt center may escape infection and remain unaffected by the disease.

Red oaks never survive oak wilt and often die within 3 to 4 weeks following the initial appearance of symptoms. During summer months, diseased red oaks often can be spotted from a distance because of their bright autumn-like coloration in contrast to the surrounding greenery.

## Foliar Symptoms on Live Oak



Leaves on diseased live oaks often develop chlorotic (yellow) veins that eventually turn necrotic (brown), a symptom called veinal necrosis. Initially, the leaf vein is a darker green than the rest of the leaf. This early symptom is called vein banding and is seen before veinal necrosis develops in leaves on the tree. Defoliation may be rapid, and dead leaves with brown veins often can be found under the tree for months after defoliation. Leaves may exhibit other patterns of chlorosis and necrosis, such as interveinal chlorosis, marginal scorch, or tip burn, but these symptoms are less reliable than veinal necrosis for diagnosing oak wilt in live oaks.

## Foliar Symptoms on Red Oak



Foliar symptoms of oak wilt on red oaks are less distinct. In early spring, young leaves simply wilt, turning pale green and brown, usually remaining attached for a period of time. Mature leaves develop dark green water soaking symptoms or turn pale green or bronze, starting at the leaf margins and progressing inward. This can begin on one branch and quickly engulf the entire tree. Red oaks generally die within 4-6 weeks.

Fungal mats are reliable indicators for diagnosis of oak wilt. These specialized spore-producing structures most often form in the spring on red oaks that developed advanced symptoms of oak wilt the previous late summer or fall. Red oak infections in late spring and summer usually do not give rise to fungal mats due to high

MUD - Continued from Page 2

The need of the MUD for an office, meeting place (MUDs are required to meet within their District) and other facilities has enabled Shady Hollow Homeowners Association to construct a much better Community Center than would otherwise have been possible without the rent paid by the MUD.

Perhaps it should be mentioned here that in 1988 the Texas Water Commissioner and the Governor of the State presented Southwest Travis County MUD No. 1 with the award for "Excellence in Management and Fiscal Responsibility." Its competition for this honor were the other 1100 MUDs in the State of Texas.

While on the subject of the contributions made by the MUD, perhaps this is the place to point out that the MUD has no responsibility for electricity. Or street lights. New arrivals often are concerned about the absence of street lights in some Sections and call the MUD. The MUD cannot pay for street lights.

The history of this subject is that the matter of street lights did come up in the drafting of the Covenants and Restrictions and was omitted for reasons that more recent studies have developed .

Since the subject of street lights was not addressed in the Covenants and Restrictions, at almost every annual meeting, the subject of street lights is discussed. As a result, there have been several SHHOA

WILT - Continued on Page 11

LIGHTS - Continued on Page 8



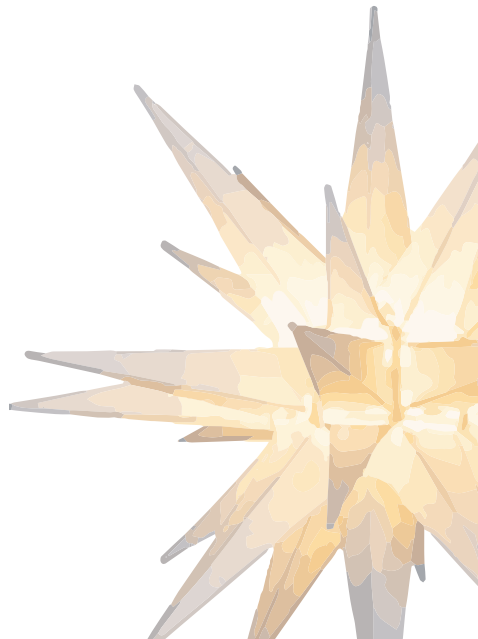
# Shady Hollow Trail of Lights Winners

2018

Below are the list of homes who have won this year's Holiday Lighting Contest. We would like to especially acknowledge the folks on Denbar Court for the wonderful displays of holiday lights every year that bring so much joy! Many thanks to everyone who decorated and help make Shady Hollow a fun and festive place to live.

The winners are not listed in any particular order:

- Denbar Court
- 11408 Gun Fight Lane
- 3724 Indian Point Drive
- 3734 Indian Point Drive
- 3103 Sasparilla Cove
- 3112 Sesbania Drive
- 11123 Shady Hollow Drive
- 11501 Silmarillion Trail
- 11601 Silmarillion Trail
- 11114 Stormy Ridge Road
- 3405 Treadsoft Cove



Maps with the addresses of the winners are available at the HOA offices at 3303 Doe Run.

**DIANA'S CLEANING SERVICE**  
"Cleaning with a personal touch"

**DIANA BOWEN**  
Owner

In business since 1986 (Member BBB)  
Bonded and Insured

Serving south Austin area  
Residential and Make Ready  
512-292-1246  
dialbowen@gmail.com



# Shady Hollow Turkey Trot

2018

Thank you to all who came and participated in the 7th annual Shady Hollow Turkey Trot! Once again it was a success and a great event. You guys raised over \$2100 for the Whiteley family! Thank you again to our platinum sponsors, Dena Davis, the Bara team and Jennifer Odom who contributed a large portion of the donation money to the Whiteleys. This community is awesome and I feel so fortunate to be apart of it. Here are the winners in each category:

1 Mile Girl (12&Under):

**Amber Aiken**

1 Mile Boy (12&Under):

**Trey Pleasant**

1 Mile Woman (13&Older):

**Rainey Bara and Ashley Salus**

1 Mile Man (13&Older):

**Luke Kauffman**

3.1 Mile Girl (12&Under):

**Elise Lear - 25.27**

3.1 Mile Boy (12&Under):

**Miles Epstein - 22.24**

3.1 Mile Woman (13&Older):

**Virginia Hughes - 22.14**

3.1 Mile Man (13&Older):

**Winston Yaeger - 18.23**

Great job to all! Hope to see you all again next year at the event!

*Sarah Lear*



Shady Hollow  
Home Owners Association

studies. These have found that: Some Sections have street lights because the Developer for those Sections wanted them. And those who bought their houses paid for the costs in the sale price of their homes. Street lights were not installed in some other Sections where the electricity, telephone and cable utilities were constructed underground. And that condition existed when the present residents purchased their homes.

SHHOA studies have further showed that: (1) a majority of the residents either do not want street lights or else are unwilling to pay for the prorata costs of their installation and (2) there is a real legal question to be resolved as to whether SHHOA funds should be used to pay for facilities which some dues payers have already paid for in the cost of their homes and other dues payers do not want at all.

To resume and to prepare to conclude: the author hopes that the importance of the role of Shady Hollow Homeowners Association in the creation of the MUD and its subsequent management and operation (generally with an interlocking directorships from these two resident controlled organizations) has not been lost on the readers. And that the readers will always be mindful of the many other contributions and protection provided to the Shady Hollow community by the Shady Hollow Homeowners Association. Among them are:



There would be no Shady Hollow as we now know it, had it not been for the early fight made by the original residents who ultimately combined their efforts into Shady Hollow Homeowners Association. And their fight was not just of historical interest but was vital to the sustained financial and quality of life and well-being now enjoyed by the present residents of Shady Hollow, and those who will follow.

And perhaps the contributions of resistance, persistence and vision by these early residents also offers an object lesson in civic responsibility which should be understood and practiced by those who may wish to serve as Shady Hollow Homeowner Association Directors and Officers. Most of their predecessors have served with distinction. All always should.

The Developer/Shady Hollow Homeowners Association Contract obtained by the Association is a unique and valuable instrument. Its genesis and its rationale are also not just of historical interest to each resident. The protection of the property values in Shady Hollow which is afforded by this document is of material importance to each residence. And that protection will be continued for all residents of the community, as long as care is taken in the selection and election of those who serve on the Shady Hollow Homeowners Association board of directors.

The thoughtful Covenants and Restrictions, are a part of the "Development Agreement" and are enforced by the Homeowners Association. This document is essential to the preservation of all that has been achieved by the Homeowners Association from the early struggle, through several developers to the present substantially complete, build-out of Shady Hollow. The Developer Wars have been won. The Developers are gone. Only builders remain. The MUD now owns all the water and wastewater infrastructures. The residents of Shady Hollow can now live together as neighbors in a better quality of life environment than would otherwise have been possible.

An understanding how the Covenants and Restrictions evolved and why is important to their general acceptance. They are a guide as to how we can protect ourselves from ourselves. Understanding and compliance sustains the higher quality of life that has been attained. A general understanding of the importance of this thought may be considered to be one of the principal objectives of this article.

Finally, your author hopes that the case has been made that an active and viable homeowners association is an essential instrument for designing and preserving the quality of life in the place where we all spend most of our life - and where most of us have our largest investment. Shady Hollow is unique but not everyone knows this when they arrive in Shady Hollow.

Your author sincerely hopes that this article has been informative as to the history of Shady Hollow. Principally however it was written to be of assistance in understanding how our community concept evolved and why the early residents structured our future relationships in the manner they have - through thoughtful Covenants and Restrictions, enforced by a strong Shady Hollow Homeowners Association.



# Christmas Fun

Shady Hollow Style

Pictures with Mr. & Mrs. Clause, SMores with the Cub Scouts, Pony Rides, Holiday Hay Rides, Arts & Crafts Room, Holiday Cocktails from Jennifer Odom Realty, Hot Cocoa Bar from Madam Fu's, Christmas Cookies from Manchaca Vet. Notecards to Santa.



# ACC Position

Enclave

The Enclave section has an open spot that we're looking to fill for the ACC. If someone would like to be added as a candidate please notify the HOA office.

# Office Hours

Christmas Schedule

The HOA office will be closed on December 24th and 25th. Have a safe and wonderful holiday!

---

## Welcome New Residents

Thomas Curtis  
3033 Sesbania Drive

Kurt Moede  
4011 Tecate Trail

# Shady Hollow Highlights

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

EDITOR  
Mike Cain

PRODUCTION  
Gregg Sales

ARTICLE & AD DEADLINE  
Last working day of the month



Shady Hollow  
Home Owners Association

# Skate Shady

3rd Annual

## What

Neighborhood skateboarding sessions for families located in Shady Hollow and surrounding areas.

## Who

Skate Shady welcomes parents & kids of all ages and skill level. Skateboarding parents “teach” and lead the sessions. Volunteers needed. Just show up.

## When

The first meeting is January 11, 2019, at 5:30 PM behind the Community Center.

## Why

For the love of skateboarding!

## What To Bring

Skateboard, extra skateboards to share, and pads. Helmets are a must.

\*Join the Skate Shady facebook page for updates!

# Thanksgiving Day Kickball

3rd Annual

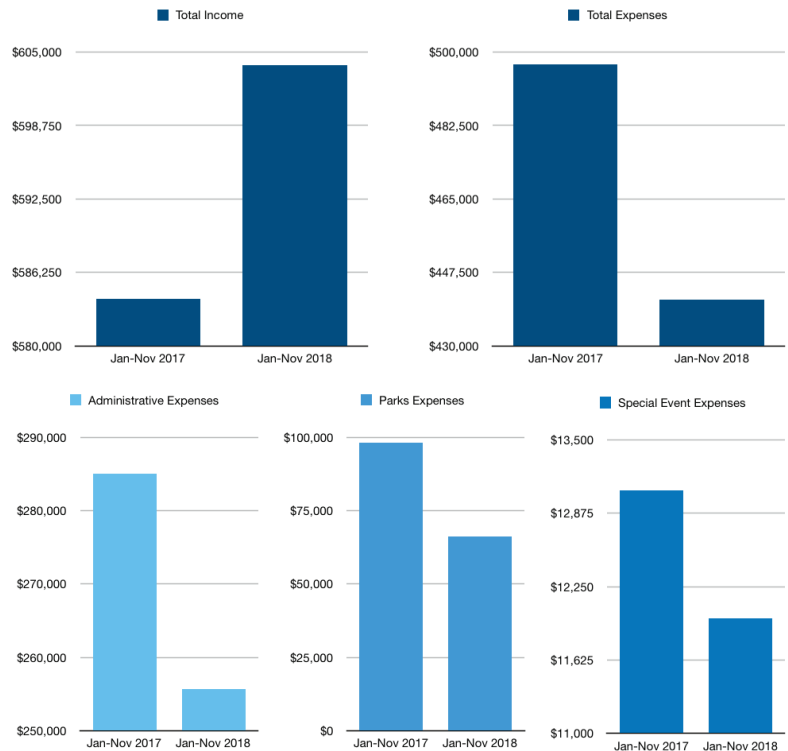
The 3rd Annual Shady Hollow Thanksgiving Day Kickball game took place at the Community Center the morning of Thanksgiving. The Turkey Legs beat the Canned Yams, respectfully, but illegal ball inflation was suspected. Pictured: The Canned Yams & Turkey Legs pose before the big feast.



# Financial Snapshot

Year over year comparison between 2017 and 2018

The income graph shows the HOA income from January - November of 2018, or the revenues collected to date. The expenses shown are for the first eleven months of the Fiscal year.



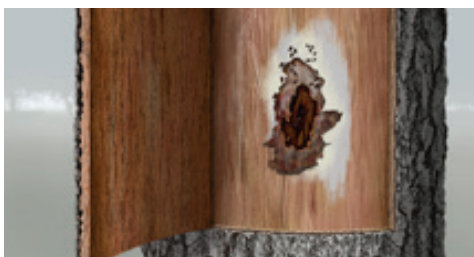
# Polar Bear Plunge

Let's Go Shady Hollow!



**Time for the 2019 Polar Bear Plunge!**  
**January 1st**  
**Capistrano Pool**  
**10 AM**

*WILT - Continued from Page 6*



temperatures and low soil moisture conditions. Fungal mats can be found by looking for inconspicuous narrow cracks in the bark of dying red oaks leading to hollow areas between the bark and wood. They often have a distinctive odor similar

to fermenting fruit. Fungal mats can be exposed for inspection by chopping away the loose bark.

## Laboratory Diagnosis

Oak wilt diagnoses may be confirmed by isolating the fungus from diseased tissues in the laboratory. Samples can be submitted to: Texas Plant Disease Diagnostic Laboratory, 1500 Research Parkway, Suite A130, Texas A&M University Research Park, College Station, TX 77845. The Plant Disease Diagnosis Form must be submitted with samples. Please note the instructions on the second page of this form. A county extension agent, Texas A&M Forest Service forester, or trained arborist should be consulted for proper collection and submission of samples.

*Minutes - Continued from Page 5*

Ellen, seconded by Laura Kennedy. Jim Bateman, voted no. The remaining board members voted yes

- Discuss and Action for Tennis Court/Pool/Park LED Lighting at Capistrano Park
- MOTION to authorize the General Manager to replace the lights at our tennis courts for an amount not to exceed \$20,000 by Laura Kennedy, seconded by Russell Downey. Approval unanimous.

## Old Business

- Revisit costs of Capistrano Park Basketball Goals and security cameras
- MOTION to spend up to \$5000 for the Capistrano Park basketball courts and up to \$5000 for the installation of security cameras at the HOA office by Geoff Lawson, seconded by Susan Morey. Approval unanimous.

## Meeting Adjournment

- MOTION to adjourn by Russell Downey, seconded by Susan Morey. Approval unanimous.

Meeting ended 7:25 p.m.

# HOA Board

## Annual Election

Any SHHOA member is invited to run for office. The Board of Directors meet on the 3rd Thursday of each month at 7pm.


The past few years have been very productive and the direction has always been forward. Opinions are listened to with respect, the vote is taken, and on to the next issue.

If you decide to run, please submit a written statement of interest with contact information either to a current Board Member or the HOA Office in person or by email to [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org) no later than Friday, January 4, 2019.




Shady Hollow  
Home Owners Association

DECEMBER

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	19	20 tai chi 10:30 a	21	22
23 30	24 31 tai chi 9:30 a	25 christmas day 	26	27	28	29

HOA Office Closed - 24-25

JANUARY

SU	MO	TU	WE	TH	FR	SA
		1 new years day 	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	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		