



Shady Hollow
Home Owners Association

Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

The History of Shady Hollow

Early Area History Continued *The Shady Ladies of Shady Hollow*

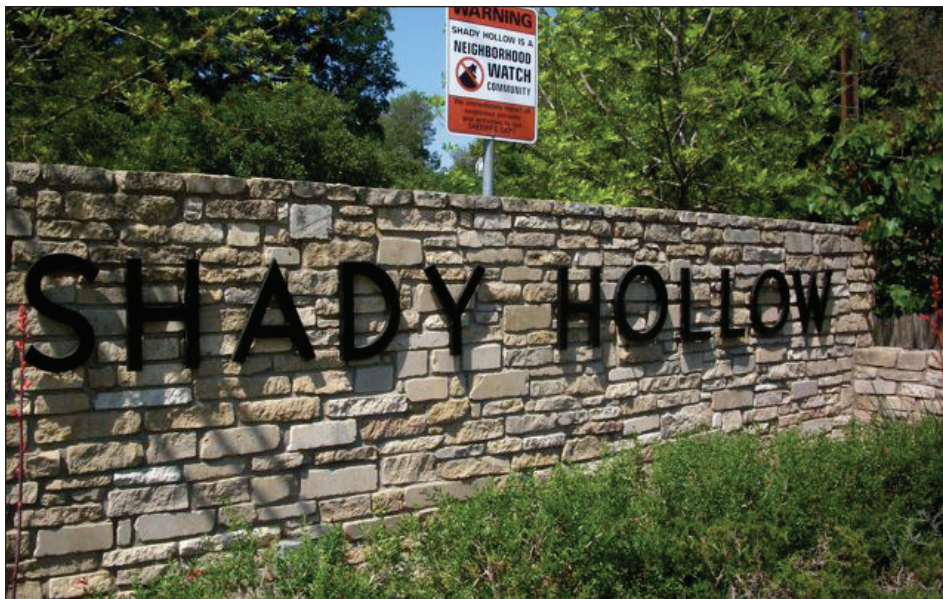
Last month we learned about a group of ladies in the neighborhood who were encouraged by the developer to sign up their neighbors before a pool would be built for the community. This did not set well with many others in the neighborhood.

This information was conveyed to several other homeowners who formed a “posse” to find and persuade the “Shady Ladies” not to sign up more residents and to withhold the documents upon which they had already obtained more than sixty signatures.

The developer countered with a meeting at the Manchaca Public Library. After decrying the interference they then raised the value of the swimming pool to \$80,000 and offered a Cashiers Check made in favor of a “Pool Association” in that amount to anyone who would accept the responsibility for obtaining the remaining signatures.

At this point the man who had inquired into the matter rose and asked

History - Continued on Page 2



Next Board Meeting

June 21, 2018 - 7 pm
Community Center

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Financial Snapshot

Father's Day June 17



Meet Board Member - Jim Bateman

Board Member Bio's



Jim has lived in Shady Hollow since 2001 and thinks this is the best neighborhood in the Austin area. My wife and I and our three sons have enjoyed the excellent schools and neighborhood facilities, and my sons have participated on the Shady Hollow Stingray Swim Team and Cub Scout Pack 82. I have volunteered my time for both of these organizations and am currently serving as the Committee Chair for Cub Scout Pack 82.

Originally from Lubbock, I came to Austin in 1989 to attend UT Law School. As an attorney for five different State of Texas agencies over the last 25 years, I have gained valuable experience dealing with municipalities regarding neighborhood development, water and sewer utilities, gas utilities, and transportation issues. I am currently working for TxDOT, where I represent the agency in the financing of transportation facilities.

History - Continued from Page 1

the homeowners to consider the information he had found before making any decision. Essentially, he stated: “An upturn in the economy in 1976 had made the homes in Section 2 sell well and the new owners were in the process of liquidating Shady Hollow. They had already taken the first step with a new conditional agreement with a major developer, who was then, as now, principally a high-density tract home builder. The agreement provided for the sale of the undeveloped Section 3 to the tract builder, on condition that (1) a 48 inch interceptor sewerage line would be built down the bed of Slaughter Creek so that he could connect to it without the cost of septic systems. This scheme was to be made possible by developer complaints that the size of the {downsized} lots were too small for the systems and agreement had already been reached on this point with the City Staff; (2) Section 3 would again be replatted to much higher density and this part of the plan was also already approved at City Staff level; (3) the restrictions would again be altered to permit the construction of 1200 square foot tract homes with no construction material specifications and (4) the developer was to construct a swimming pool near Section 3 so as to make it more attractive to potential home buyers.”

Finally the speaker recommended that the homeowners reject the developer's pool offer; expel its representatives; turn the meeting into a homeowners association organizational meeting; elect temporary officers and then as the first order of business, authorize the officers to carefully select an attorney to represent them and lastly; plan for a united appearance before an upcoming meeting of the Austin Planning Commission which had on its agenda for summary approval the matter of the sewer line the replatting of Section 3, and the placement of the swimming pool in Slaughter Creek.

New HOA - Continued on Page 9



Shady Hollow
Home Owners Association

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 GARAGE



SATURDAY , JUNE 23

CALLING ALL TO COME, SELL & SHOP

8AM

Shady Hollow Clubs

Genealogy Club

For more info, contact Jim jim@jadowning.com or Cindy dragonfire@austin.rr.com. Hope to see you March 20th!

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

Welcome New Residents

Angela Liuzza & Christine Snowden
3400 Spotted Horse Trail

Amie Portis
3600 Indian Point Drive

Andrew Teague
10712 Shackelford Drive

Kelly Carlson
10715 Shackelford Drive

Zach & Carrie Ryan
11420 Sundown Trail

Jeremy & Lara Siltala
11542 Gunfight Lane



Shady Hollow
Home Owners Association

Shady Hollow MUD

May Meeting - Reported by Cindy Nettles

The MUD Board held its regular monthly meeting on May 1, 2018 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

Deputy Soto reported on citations issued to speeders and drivers attempting to pass a school bus. Several car burglaries (of unlocked vehicles) had been reported.

The Board discussed the SPA requirement that it sell the Capistrano office building on or before October 1, 2019, and reviewed possible alternative meeting locations. Ms. Wheeler reminded the Board that the District maintained a large number of files that would eventually belong to the city upon annexation and that the files would need to be stored in the interim if the office building was sold. The approved an agreement with Tumco for management services through February 2021.

Ms. Wheeler reported the 2017 Drinking Water Quality Report would be sent out soon and suggested adding language reminding customers that all future questions about water and sewer services should be addressed to the city.

The Board discussed SB6. President Stried offered several suggestions on how the MUD could assist the HOA on discussions with residents regarding annexation. He suggested a good place to start the discussion might be a referendum that polled residents of the District and the additional areas on their views regarding annexation.

Ms. Wheeler reported the TCEQ had given the District a final “clean” report on the water system – the city will now have to contact the TCEQ regarding future reporting requirements for the facilities.

MUD - Continued on Page 7

Affordable, Professional tennis lessons for all ages at your neighborhood courts!



Shady Hollow Board Meeting

January Meeting - Draft Minutes

Board Members Present

Jim Bateman, Russell Downey, Geoff Lawson, Mary Ellen Mathis, Susan Morey, Jamie Rygg, Gregg Sales & Mike Wilson

Staff in Attendance

None

Board Members Absent

Mike Cain, Laura Kennedy & Ann Weitzman

Others in Attendance

Allen Barr, Cindy Nettles, Jon Robertson, Marie White, Gary Ruzek, Jan Skapple, Pattie Welster, Katie Robillard, Catherine Bullock & Dan Aron

Legend

MRR - Maintenance, Reserve and Replacement fund

MUD - Municipal Utility District

CC - Community Center

Meeting start

7:04 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 April minutes by Mike Wilson seconded by Geoff Lawson. Approval unanimous.

Citizen Communication

• Cindy Nettles - Still looking for a clock at the pool. There are bees around the water fountain at Shady Hollow West park. Praised Amy for her work in the office.

• Jon Robertson - Would like to re-stripe the basket ball court behind the CC and convert it from two to one goal. A new goal set would run between \$1500-\$2500.

• Dan Aron - Expressed concerns about the annexation.

Interim General Managers Report -

Russell Downey

• Office - Pool keys are still being issued for Adult Swim and we are still accepting applications for life guards.

• Office - We are getting a good return from our 90-day late letter for our assessments.

• Covenant Violations - Sent out 20 letters for inspections in two sections.

• Covenant Violations - Did onsite inspections of five possible violations.

Constable tagged and towed an inoper-

able vehicle.

• Parks - Started the removal of five dead trees at Capistrano Park.

• Pool - Purchased a new pool vacuum.

• Pool - Ordered additional chairs and chaises.

• Pool - Diving boards have been refinished with a new nonslip surface.

• Events - Shady Hollow 40th Anniversary was successful on May 12.

There was music, food trucks, back year Olympics for adults and games for kids. BBQ Cook off contest. There were between 350-400 attendees.

• Events - Time to start thinking about the 4th of July festivities and parade Grand Marshall.

• General - MUD office will be staffed thru the end of July. Any questions regarding water or wastewater service should be directed to the City of Austin at 512-494-9400.

Treasurers Report - Geoff Lawson

• January - April time period our assessments are up by \$8,000 over last year.

• Expense side continues to show savings, showing \$16,000 less on the administrative side even considering the forensic accounting and legal fees.

• We continue to put the same amount into our MRR each month.

Committee Report

1. Executive, Mike Cain - No meeting

2. Finance, Geoff Lawson - No meeting

3. Recreation, Laura Kennedy - No meeting

4. Community Center, Gregg Sales - No

meeting

5. Welcome, Mary Ellen Mathis - No meeting.

6. Annexation, Jim Bateman - No meeting. Working on the referendum mentioned last month.

7. General Manager Search Committee - Defined the job position and posted the ad.

New Business

No new business

Old Business

• General Manager's case status update. Working with our attorney and insurance company.

• Update on Section 6 ACC violation. Russell Downey summarized the history. The new owner, Gary Ruzek was present to speak along with the ACC committee members.

Meeting Adjournment

• MOTION to adjourn by Susan Morey, seconded by Jamie Rygg. Approval unanimous.

Meeting ended 8.30 p.m.



Shady Hollow
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Landscape News

Brought to you by Greater Texas Landscape Services



I would really like to try something a little different in my annual color beds. Any thoughts? I don't mind being bold, just looking for something different.?

Keep in mind how bold you want to go, and are you really ready to step into being non-traditional. Here's a couple of ideas.

Let's step outside the box all together and think about adding decorative stone, rock and boulders in the mix of your color. The shapes alone will add so much more dimension to the bed, not to mention the contrast of the colors against the annuals.

If you're looking for living material, think succulents and perennials as accents to your color. Both come in a variety of shapes and colors. Planting them in accent points within a color bed can be very striking. If you decide to use succulents in with your color, remember the water needs are not the same. You'll use less water for the succulents so maybe choose an annual

in the same way by going with pentas, vinca and verbena. Those annuals do not like to be kept wet and definitely don't like their feet (roots) wet all the time.

Should you choose perennials, such as grasses and ferns, allow for space to grow and not plant close to them. What great accents and contrast they can be. You can then decide to leave them in for the next rotation, or simply remove them and go with another choice. Just remember to go with 1 gallon plants for some immediate impact and fullness.



Plant of the Month Ice Plant

This flower is an annual, but in our Texas climate it usually survives the winter (unless we have one of those chillers like the past one!) It is a low growing succulent that is covered in pink or purple flowers all summer. All it needs is good drainage to perform well. If you want more and wish to propagate it yourself, simply break off a piece and insert it in the ground in the new location. Keep the "piece" watered until roots form. It will form masses of low growing flowers. It performs well in rock gardens, but can be planted anywhere in full sun.

Landscape Tips for June

- Check your irrigation systems. This will be the time when "smart watering" will be the most effective watering. A system in shambles will be problematic.
- Be sure to check your municipality water schedules. Heavy spring rains are not significant to sustain water if your dependent of water sources such as recharge zones. Some cities are already planning water schedules, so check yours to make sure you're being compliant.
- Keep an eye on your turf. Insects start becoming aggressive when your turf goes under stress from high temperatures. Monitor and apply insecticides only when a pest is visible.



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The Constable's report for May

- Traffic enforcement: warnings & citations issued at various locations in the neighborhood, mostly for speeding; cleared cars out of fire zones at Baranoff & Bailey;
- Contacted owner of reported abandoned vehicle – vehicle is a classic car, driven to car shows on weekends – owner agreed to park it in driveway & not on street (Gatling Gun); red tag vehicle – expired registration, no insurance, flat tire (Hobbiton); community contacts; routine foot patrols of parks/common areas; broke up fight at Bailey, turned students over to school officials; issued warning to driver of golf cart on road (Green Emerald);
- Assist TCSO: check welfare (Knipp Cv).

It's HOT, the dirt in your yard is cracking, and the grass is turning brown. SUMMERTIME IS HERE! Remember to check the city's website for the current watering schedule, and to adjust your automatic sprinklers or manual watering times based on your address.

Fourth of July

Festivities News



Mark your calendars and get ready for another fun-filled July 4th in Shady Hollow!

The great neighborhood traditions are back. The day starts at 7am with a 5K run beginning at Capistrano Park, a 3 on 3 basketball tournament, a Tennis Tournament (starts now - please contact Dan McIntyre (drmsac@outlook.com or 512-825-5210). The Parade line-up starts @ 9:30am at Eldorado and Saddle Mountain Trail. Following the parade there is a patriotic sing-along, food items sold by the Boy Scouts, live music and of course the Pool Games in the afternoon supervised by the Shady Hollow Lifeguards (Pool Closes @ 6:00pm).

We are looking for all of the amazing and cool cars in Shady Hollow to participate in the Parade.

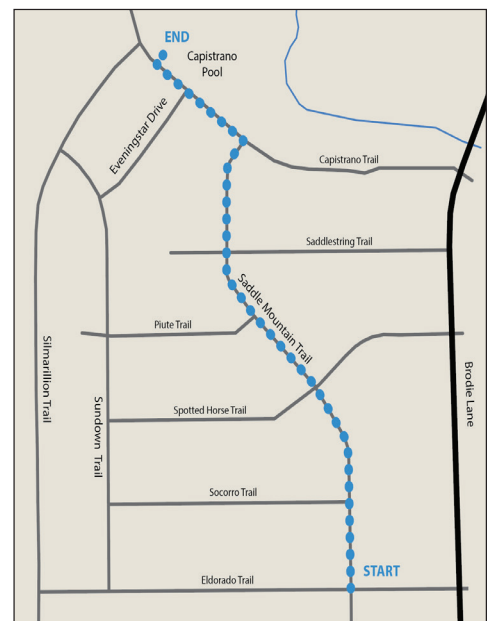
Do you have a cool convertible, awesome antique or a manly muscle car? Then please join the festivities and drive your car in the parade line up.

We welcome everyone to join the fun and enter the parade.

Everyone is encouraged to enter a float or decorate their bikes, tricycles and wagons because there is a competition in each category for first and second place. There will be a costume contest for children, adults and pets. Anyone who wants to be judged for an award must obtain an entry number and have it clearly visible. Entry numbers can be obtained at the HOA Office or email shadyhollow@shadyhollow.org, Parade numbers can also be obtained from one of the parade judges at the parade formation the morning of the parade.

A call is out to SHHOA Active Military and Veterans.

We would like to acknowledge the contribution of our veterans of the Armed Forces by asking everyone who is currently serving, has served, or is retired from any of the Armed Forces to join in the parade. If you would like to walk or ride in the parade, please contact the Shady Hollow HOA @ 512-280-6623.



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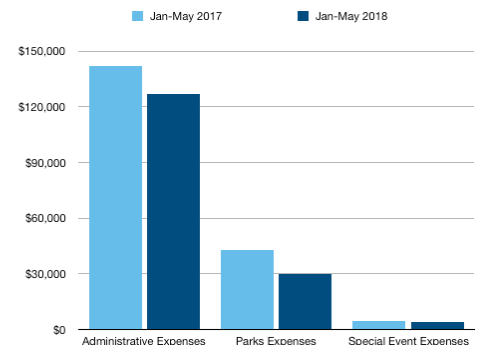
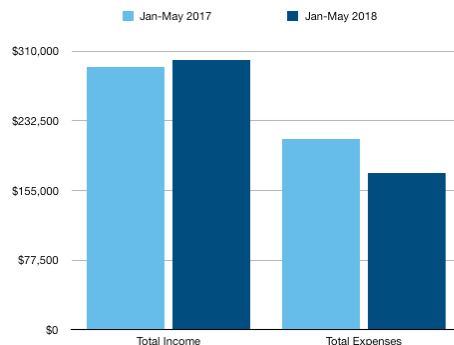
40th Anniversary Celebration



Financial Snapshot

Year over year comparison between 2017 and 2018

The income graph below generally shows income for the first half of 2018, or the revenues collected to date. The expenses shown are only for the first five months of the Fiscal year. We will continue to update this chart as the year goes along. We expect additional savings throughout the year.



Creation of the Shady Hollow Homeowners Association

The homeowners agreed to implement all these suggestions. They then set a date for a follow-up meeting at which even more homeowners could be persuaded to attend. At that meeting goals and objectives were set, dues and fees (for the attorney) were authorized and an attorney was retained. Upon his recommendation, the membership then voted to incorporate under the name of the Shady Hollow Homeowners Association, Inc.

Next came the preparation for the important City Planning Commission meeting. Committees were formed. A slide show presentation was put together incorporating a number of speakers; maps were made and posters designed. When the meeting convened the largest crowd ever to appear before the Commission at that time was in the room. One hundred fifty five (155) of the one hundred sixty two (162) occupied homes in Shady Hollow were represented. The print and electronic media were present and actively engaged in interviewing the homeowners. The stage was set for actions and decisions which would forever effect the residents of the Shady Hollow community.

The meeting was chaired by a man who had been recommended for his appointment by an attorney who was also acting as a consultant to the developer. He allowed the developers and engineers all the time they desired for their presentation and their rebuttal. He then ordered, and strictly enforced a three minute time limitation on the homeowners association speakers.

The actions of the Chairman had been anticipated because of this past history and relationships so each of the several major points to be raised by Shady Hollow Homeowners Association had been assigned to a committee. Each committee presentation was segmented so that all features of advocacy and the rebuttal of the developers request could be fully addressed.

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

Shady Hollow Highlights

www.shadyhollow.org

EDITOR

Mike Cain

PRODUCTION

Gregg Sales

ARTICLE & AD DEADLINE

Last working day of the month



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Shady Hollow
Home Owners Association

SHADY HOLLOW HOME OWNERS ASSOCIATION
 3303 DOE RUN
 AUSTIN TEXAS 78748

JUNE

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

JULY

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

all events are held at the community center unless otherwise noted