



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 saw the Covenants and Restrictions agreed too by all parties. These guidelines underscored how we must live together as a community. Our nation is a nations of laws. We live in a very nice community, which will remain that way, so long as the Covenants and Restrictions have the weight and respect of the laws.

Ongoing, in this transition period was the drafting of the SHHOA By-Laws by its attorney. The By-Laws, which were approved by the SHHOA membership in its first annual meeting, are standard for an organization like SHHOA. The By-Laws are intended to be a living document, but to be amended only by the homeowners at an annual meeting after the required advance notice and full discussion. They are also intended to be a guide for the SHHOA Directors who are elected by the membership to carry out the business and other affairs of SHHOA in behalf of the members and in accordance with the provisions of the "Development Agreement", the Covenants and Restrictions, the By-Laws themselves and Resolutions passed by the membership on the floor of an annual or a specially called meeting.

Among the 17 demands originally agreed to by the second Developer
History - Continued on Page 2



Next Board Meeting

October 18, 2018 - 7 pm
Community Center

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Halloween October 31



Meet Chastity Cook

HOA General Manager



Prior to joining Shady Hollow, Chastity was managing multifamily and commercial properties for twenty years. Serving as Senior Commercial Property Manager she made the decision to expand her experience to encompass Community Association management. Her duties included managing building maintenance, preparing vendor bid packages and presenting management reports at Board meetings, enforcing CC&R compliance, preparing annual budgets, writing and organizing legal rental documents and files, accounting, customer service, and administrative support.

Chastity graduated in 2004 from University of Phoenix with an Associate degree in Business Management and is a member of the National Association of Professional Women since 2015. She is quoted as saying “I am in love with the customer service industry and strive to make every moment count.”

History - Continued from Page 1

was a review of the faulty actions of the original engineers. Two of these problems were especially bad, actually threatening the health and property of the affected residents.

One was on Shady Hollow Drive. When heavy rains fell, sheet water, beginning on Brodie Lane three blocks North of Shady Hollow, flowed South around the Squirrel Hollow Drive homes and entered a large cavern from which a small culvert had been laid to a storm drain on Shady Hollow Drive from which there was no egress except back up onto the street. Therefore, with no other place to go, the water naturally then ran back towards the cavern depression, through several of the shady hollow drive homes.

In a heavy rain the cavern entrance became blocked, a circumstance made virtually certain by the erosion of the Squirrel Hollow yards which provided the silt and debris. As a result the water would sometimes rise four feet high in some of the Shady Hollow Drive homes. And this disaster was repeated - with every hard rain. And the old timers will recall that it rained harder in those days.

When Shady Hollow Homeowners Association inquired into the situation, it was discovered that, although storm drains had been built into the street and the engineering designs showed culverts leading from them towards Slaughter Creek, no such culverts had actually been constructed in the 10900 block. Worse, homes had already been built there on the lots through which culverts should have been laid.

To its credit, when Shady Hollow Homeowners Association formally brought this situation to the attention of University Savings, it spent thousands of dollars in engineering costs and in incremental experimentation with proposed solutions to the defective engineering and construction atrocity it had acquired. No proposed solution satisfactory

Flooding - Continued on Page 7



Shady Hollow
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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	



National Night Out events are designed to connect neighbors and bring together first responders with the neighborhoods they serve. Tuesday's event was the perfect example of this happening! Approximately 100 residents came out for a wonderful evening that truly exemplified the meaning of community.

Fire fighters, police officers and EMTs were all in attendance, chatting with residents and explaining their role in supporting the community. Kids received red fire helmets to wear and had the opportunity to tour a fire engine and EMT vehicle. The Office of Community Liaison for the Austin Police Department was presented with a check from Randall's and Dietz & Watson to continue to build relationships within the great city of Austin.

With Raphina and Code 3 providing a musical backdrop of modern pop and rock, kids played games and adults caught up with their neighbors. Everyone enjoyed free Dietz & Watson hot dogs, chips and Waterloo Sparkling Water. For those who wanted to kick back with a refreshing beer, North by Northwest Brewery provided free microbrew tastings. Scoops Ice Cream Truck was in attendance to cap it all off with some delicious ice cream! It was a perfect way to spend a Saturday evening and we can't wait to see everyone again on October 27th for Halloween Boo Bash. Until then...do good, be Happy and say Hello to your neighbor!



Shady Hollow Clubs

Shady Hollow MUD

September Meeting - Reported by Cindy Nettles

Genealogy Club

For more info, contact Jim jim@jadowning.com or Cindy dragonfire@austin.rr.com. Hope to see you Tuesday, November 20th at 7 pm

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

The MUD Board held its regular monthly meeting on September 4, 2018 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

Deputy Rush reported the constable’s patrol had “red tagged” 15 vehicles with expired registration tags – all owners had been contacted and were now in compliance with valid tags. Deputy Rush noted school was back in session and school zones were being patrolled more frequently. He also reported two vehicle burglaries which had occurred in the community recently.

Ms. Wheeler presented the draft budget for the fiscal year ending 9/30/19, which the Board voted to approve.

Following the public hearing on the proposed tax rate, the Board voted to set the 2018 tax rate of \$0.000/\$100 valuation for debt service and \$0.020/\$100 valuation for maintenance and operations. The total tax rate is \$0.020/\$100 valuation.

Ms. Wheeler explained the Constable’s Office was updating its records and was requiring the District to complete new agreements for the patrols, which would be in effect for one year (until 9/30/19) and could then be renewed annually. The Board voted to approve the Constable’s agreements as presented.

President Stried reported on the status of the District’s annexation by the City of Austin. He stated SHHOA had conducted a referendum on the subject of annexation; of the responses received by the HOA, 93% were against annexation and 97% were in favor of all residents having the right to vote on annexation. He also reviewed a copy of a SHHOA resolution in support of legislation to provide homeowners equal rights regarding the city’s annexation powers.

The Constable’s report for September

- Worst of the speeders: 52/30, 47/30, 45/30 (Green Emerald);
- Rraffic stop (Sesbania) – driver nearly hit officer head-on – assisted by TCSO, seized over 200 grams of hash (felony charge);
- Citizen complaint about abandoned vehicle – red tagged it (Kellywood); assist with 2-car collision (Green Emerald/Lost Oasis); issue citation re: car parked on sidewalk (Ammunition); HOA requested follow-up on abandoned trailer (Sabinal Mesa); found top lock on front door to community center unlocked (7:12 a.m.); 911 hang-up (child on phone) – cleared ok (Cotulla).
- Water-saving tip: Repair all leaky faucets and fixtures (inside and outside). Fixing these can save water and may lower your water bill.



Shady Hollow
Home Owners Association

Shady Hollow Board Meeting

September Meeting - Draft Minutes

Board Members Present

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

Staff in Attendance

Chastity Cook

Board Members Absent

Jim Bateman

Others in Attendance

Joan Allen, Jared and Barry Spelts, Alexander Garcia, Gerald Garcia, Amy Ballata, Michael Kennedy & members from Troop 448

Legend

HOA - Home Owners Association

CC - Community Center

Meeting start

7:02 pm

Current Agenda

- MOTION to approve the current agenda by Susan Morey, seconded by Geoff Lawson. Approval unanimous.

Previous Minutes

- MOTION to approve the August minutes by Russell Downey, seconded by Laura Kennedy. Approval unanimous.

Citizen Communication

- None

Interim General Managers Report - Russell Downey

- Office - Replaced two visitors chairs and glass in four windows
- Park - Work performed on irrigation. Completed seal coating of the parking area at Capistrano Park
- Community Center - Completed seal coating of the parking area and replaced four large tables
- Pool - Only open on weekends for the month of September.
- Events - National Night Out scheduled for October 3rd

Welcome to our new General Manager, Chastity Cook

Treasurers Report - Geoff Lawson

- For Jan-Aug 2018 our gross revenue is up \$26,843 over last year
- On the expense side our admin expenses are down by \$26,000 for the same period year over year
- We spent more money on the pool due to a raise for lifeguards
- In parks we've spent \$26,000 less compared to the same period last year
- The insurance proceeds were previously deposited in August

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 - Met on Aug. 21st, discussed using the CC for a polling space. Discussed meeting with new comers who are in homes that are not in the HOA.

6. Annexation, Jim Bateman - A letter was sent to Senator Campbell and Representative Workman stating our desire to have a vote on whether the Shady Hollow area be annexed by the city

New Business

A member asked if we could place recycling containers at the pool. Would like to consider having residents manage. Could have Scouts pick up cans.

Old Business

None

Meeting Adjournment

- MOTION to adjourn by Mary Ellen Mathis, seconded by Jamie Rygg. Approval unanimous.

Meeting ended 7:25 p.m.



October Landscape Tips

By Rich Caldwell, ECO Systems Landscape Services

Trees

The dangers of spreading oak wilt decrease dramatically between the months of July and January, so now is an ideal time to prune Oaks as well as most other landscape trees. Some trees are easier to prune after the leaves have dropped, but minor canopy pruning can be done any-time. Keep in mind, when pruning Oak trees, any wound should be sprayed with pruning paint, this seals the wound and further prevents the spread of disease. Also, be sure your pruning tools are sharp. Make sure to disinfect between cuts on different trees, especially oaks, to help minimize spread of disease. Cuts should be made parallel to the branch, and no closer than a quarter inch from the branch.



Perennials

Never prune more than a third of the foliage of any plant. Depending on the plant, this could shock its system, forcing the plant into dormancy, or ultimately, death. Lantanas may be sheared as well now. Even if the plant has a nice show of flowers, a light shear may flush a good deal of new growth and the coming season could see many more flowers than if it had been left alone. Remember, flowering plant will do much better if it is deadheaded. Removing the spent flowers from the plant helps to increase flower production. Do not cut back perennials after the first hard freeze, be patient and wait until after second hard freeze in December or January. Perennials that are cut back too early may experience a growth flush which will reduce chances of plants coming back in the spring.

Mulch

It is time to mulch again. No matter what type of mulch you apply be sure to install at least 1” - 3” of mulch depending on existing depths. Keep mulch away from tree trunks to help minimize damage to the trunk. Mulch helps to protect against erosion, reduces compaction, and conserves moisture and reduces water use.

Turf

Keep up with leaf removal as it occurs. Large amount of leaves left on turf can cause disease problems. Turf should respond more efficiently to watering now that it's not forced into survival mode by the heat and the drought. Continue mowing St Augustine grass at 4 inches and Bermuda and Zoysia a little shorter, and mow as consistently as possible. As the weather cools a bit, the landscape naturally wants to bounce back and begin storing energy for the winter as soon as possible. Whichever fertilizer or amendment you choose, whether it's for your beds, turf or trees, obtain as balanced a mixture as possible, and follow the directions on the package to avoid over-feeding, or burning your landscape with good intentions.



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to everyone was ever made. The affected homeowners meanwhile each took such corrective measures as best suited their individual situation. Some with lawsuits, others with rock walls, fill, etc.

Meanwhile, University Savings alternatively filled and then cleaned out the cavern. Although no universal cavern solution was ever found, the situation has been greatly ameliorated by the actions of a subsequent Developer (who purchased it from University Savings and whose Vice-President was an early President of Shady Hollow Homeowners Association and remembered the cavern problem.) During the initial construction of Section 4, this Developer purchased a strip of land along the North side of Squirrel Hollow, widened and curbed it and constructed a dirt bank on the North side of the curb. This minimized the Brodie Lane surface water flow by diverting it along the North side of the dam and by-passing Shady Hollow en-route to Slaughter Creek. A storm drain was also placed on the North side of Squirrel Hollow to capture most of the rest of the steet

water run-off and pass it through a culvert into the storm water system serving Section 4. In fairness, it should also be mentioned here that University Savings reportedly furnished the financial backing for these alterations.

During this period, Shady Hollow Homeowners were fortunate to have on its Board a Professor of Geology at the University of Texas, Tom Gustavson. His specialized knowledge of caverns and professional guidance was of material assistance to the Homeowners Association and prevented the acceptance of many of the unworkable proposals designed by the Developer's engineers.

The other major construction flaw generally surrounded the cul-de-sac on Split Rock Trail on the West side of Brodie Lane. Here again, there were surface water drains which did not drain and culverts which were never built. As a result, when heavy rains came, the drains simply filled and overflowed. The spill then ran North towards Slaughter Creek around and through most of the homes on Split Rock.

After several failed experiments, University Savings installed catch drains leading to a culvert crossing beneath Brodie Lane to a canal which runs Northeast to Slaughter Creek between Treadsoft and Spotted Horse Trail. Again, a perfect solution was not found but the construction, which cost over \$125,000, has greatly reduced the

Culverts - Continued on Page 8

SHADY HOLLOW EXPERT



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hardships suffered by the original Split Rock homeowners, some of whom still reside there.

These are but two, although undoubtedly among the worst, of the problems concerning which the new Shady Hollow Homeowners Association represented the interests of homeowners who had been callously ignored by the original and interim Developers. There were many others for which Shady Hollow Homeowners Association, acting on behalf of all the residents, was able to bring some relief from problems which had heretofore been ignored.

With these developments a great sense of relief came over most of the homeowners of Shady Hollow. In fact there was almost a feeling that everyone had been enriched by the experience once the planning stage was reached for the construction of the Recreation area.

The Shady Hollow Homeowners Association Director who headed the Recreation Committee was a retired U. S. Army General who met bi-weekly with Cornerstone officials. Plans were drawn and revised until he was satisfied that a practical recreational area had been

designed. Periodically, he took the plans before the Board of Directors for further review and, on some features, further refinement. Finally there was agreement and a scale model of the present Recreation area on Capistrano Trail was displayed at an annual meeting of the homeowners where the plans were approved by a voice vote and construction began.

The finished cost of the Recreational Area was \$350,000. It has proven to be a community asset which justifies the judgement of the original Shady Hollow Homeowners Association Board which recommended its acceptance as compensation for the deterioration of the original concept of Shady Hollow by higher density, smaller lots and tract type construction in some of the newer Sections.

But all was not as well as appeared on the surface. The President of Shady Hollow Homeowners Association (then a senior Austin City employee); the Shady Hollow Homeowners Association Director for Developer Relations and the Shady Hollow Homeowners Association Vice-President (who had also been a sub-division developer himself) all sensed that behind the facade of good will and cooperation displayed by the Developer's agents, there lurked future problems waiting only for an appropriate time to surface. These concerns were based on an analysis of the many, almost daily, conversations with Cornerstone and University Savings officials, city Planning Commission rumors and upon information received about the University Savings Vice-President who was thought to be directing every action made by Cornerstone in the development of Shady Hollow.

The suspicions of these SHHOA Directors were further heightened one day when a Cornerstone official confided, in confidence, that the Developer was making serious plans to create a Municipal Utility District and build a wastewater treatment plant. This information was of extreme significance because one of the original causes of the struggles with the first and interim Developers had been the projected construction of a large sewer line in the bed of Slaughter Creek through Shady Hollow. (NOTE: This project, hatched in the engineering section of the old Water and Wastewater Department of the City of Austin, ultimately became the large interceptor line which was dug under Brodie Lane in 1987 about one-quarter of a mile North of Shady Hollow. It crosses Slaughter Creek near the Treatment Plant.)

While we are discussing Slaughter Creek, everyone should be aware that the property lines of every home along Slaughter Creek on Shady Valley Drive, Treadsoft Cove, Capistrano Trail, Whiskey River and Indian Point Drive extend to approximately the center of Slaughter Creek.

The bed of Slaughter Creek is part of the back yards of those residents.

Most feel very protective of the privacy they have and properly resent intruders who think it is public use parkland. In fact, many of these residents feed the birds and animals still living there and try to keep it in its native state. This includes the removal of trash and bottles tossed into the creek by thoughtless polluters. To continue:

It was evident to the SHHOA Directors that, if a Treatment Plant was to be built to serve the remaining sections of Shady Hollow, interceptor lines

Welcome New Residents

Hallie & George Boone
3611 Shady Valley Drive

Rob Donnelly
3603 Indian Point Drive



Shady Hollow
Home Owners Association

Eco-Friendly Garden

An “eco-friendly” garden or landscape is just about working with nature, not against it! In fact, you may already incorporate eco-friendly practices into your garden without even knowing it. Read on and see, then consider these ways to create an eco-friendly garden.



Choose the proper plants

The eco-friendly rule of thumb is to go native! Plants that already fit your climate will thrive with less care and stress. They’ll support the health of your entire yard, too, attracting pollinators and beneficial bugs. Non-native, invasive plants often wipe out native species which harms the entire ecosystem.

In general, group plants that have similar needs: Put shade lovers together, heavy drinkers together, pH partners together, and sandy vs. loamy soil seekers together. Match plants and conditions and think of your property as having different zones. The results will save you time, effort, and replacement expense.

Welcome pollinators and friendly bugs that eat pests

Pollinators—from bees to butterflies—are vital to our flowers and food. In fact, about one-third of every bite of food comes from pollinators!

Having native plants and reducing pesticides are two big ways to encourage pollinators in the garden.

Bees are the most important pollinators in most ecosystems. Are you familiar with native bees? They are small, solitary bees such as Mason bees which are responsible for most pollination. (Honeybees are not native.) Native bees support sustainable native plant and pollinator communities.

Other insects—wasps, flies, ladybugs, and beetles—are beneficial to plants for pest elimination. For example, lacewings and ladybugs eat aphids which destroy crops.

Note: You don’t need (or want) to “buy” native bees or these “good” bugs. It’s better that they are local. By providing native plants and the

right habitat, they will come to you! A garden with diversified sources of nectar (e.g., shrubs, trees, and flowers—ideally, natives) that bloom from early spring through late fall can attract insects and ultimately benefit the entire garden. For example, bright flowers such as sunflowers, candytuft, and marigolds create places where ladybugs and lacewings can shelter and lay eggs.

Encourage birds

A healthy ecosystem invites a wide variety of wildlife into it. Many of your feathered friends will snatch up slugs, snails, grubs, caterpillars and other pests that destroy plants.

Select native plants that attract the kind of insects, berries, and seeds that birds eat.

Put up bird feeders and nesting boxes (including those you have made) to encourage more to visit.

Birds also need water. Install or make a birdbath for them! It should be shallow (1 to 1.5 inches deep) and contain a few small stones or pebbles for birds to rest on.

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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A photograph of a two-story house with a light-colored exterior and dark shutters. The house has a prominent front porch with a railing. The house is set on a green lawn with some landscaping.

must also be constructed. Therefore, pretending as if he knew all about the project, the Director for Developer Relations persuaded another Cornerstone official to walk out the proposed route of the sewer line down Slaughter Creek. During this walk it was ascertained that the plans were tentative and as a result he was able to persuade the Cornerstone official that it would be more practical to lay the necessary interceptor line high up on the bank of Slaughter Creek and thereby avoid destruction of any large oak or elm trees and also prevent the ruination of the natural beauty of the Slaughter Creek bed itself. This Cornerstone official, who was an active member of the Sierra Club, promised to, and did effectively accomplish, all in his power to have the line laid as suggested.

Later came another walk, ostensibly to examine the escarpment which divides Sections 1 and 6. While there, the Director suggested that he be shown the proposed site of the treatment plant. They walked down the creek to the original Shady Hollow park. There the Cornerstone officer pointed out the site. When the Director objected, saying that the proposed site was in the park owned by the homeowners, the Cornerstone official said that he must have been mistaken and that additional land for the site of treatment plant would be purchased downstream, outside of Shady Hollow. Nothing more was heard about the Treatment Plant matter until one day the President of Shady Hollow Homeowners Association was informally alerted by a City Official that the following day a vaguely worded item would be added, by a "consent agreement" to the morning agenda of the Austin City Council. (NOTE: Consent agreements are matters concerning which there is no opposition and require only routine Council action.) This new item, lacking only Council approval, was the creation of a Municipal Utility District (MUD) in Shady Hollow.

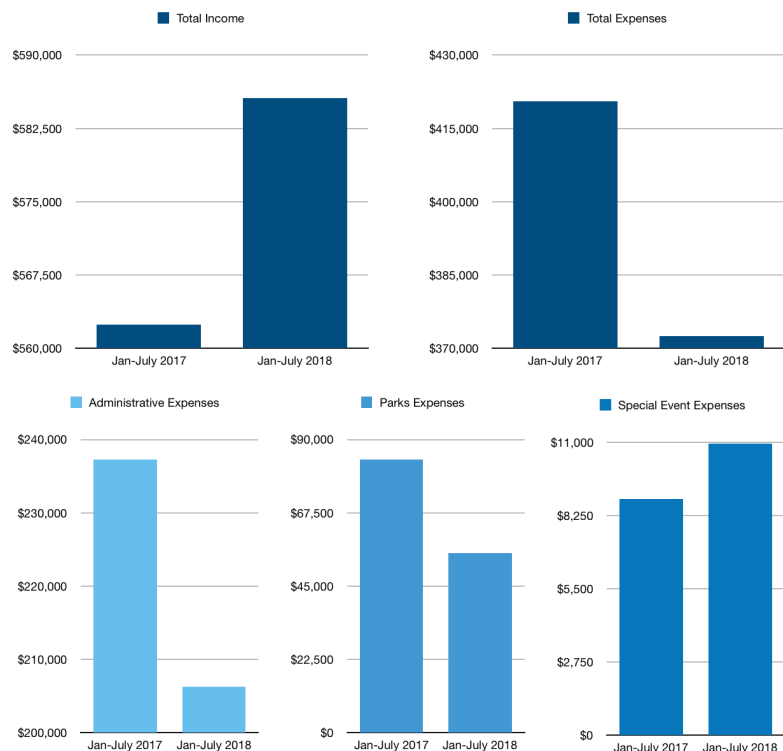
This information placed the SHHOA President in a very awkward position because he himself held a high position in the planning section of the Austin City government and he had never been informed of the proposed matter. He was also in no position to contest the effort, even if it had been properly and openly handled. Seeing his duty to his neighbors, he alerted the SHHOA Vice President and the Director for Developer Relations and asked them to attend the meeting and to take such action as they thought appropriate in the circumstance.

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 - September of 2018, or the revenues collected to date. The expenses shown are only for the first nine months of the Fiscal year. We will continue to update this chart as the year goes along. We expect additional savings throughout the year.



SHADY HOLLOW HOA
PRESENTS

Shady HALLOWEEN 2018



SATURDAY
**OCT
27**

7-9 p.m.

The Community Center

Featuring

COSTUME
parade

BIG SCREEN
featuring

HAUNTED
hayride

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SHADY HOLLOW HOME OWNERS ASSOCIATION
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OCTOBER

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

NOVEMBER

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

all events are held at the community center unless otherwise noted