

# Shady Hollow Highlights

The Official Publication of Shady Hollow Homeowners Association

December 2015

**DECEMBER**  
**Board Meeting**  
**CANCELLED**  
 Community Center

## 2015 SHHOA Christmas Party!

The Holiday Party was a blast! Thanks to all who helped and those who attended. Although the hayride was rained out, members were treated to a performance by the Bowie Choir, S'mores with Troop 10, Mr. and Mrs. Santa Claus, and crafts and excellent food service by the Bowie Key Club!

Treats were provided in conjunction with HelloNabr by:



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If you would like to run for a position on the SHHOA Board of Directors, please submit a written statement of interest with contact information to the SHHOA office by January 4, 2016.

## November 19 Draft Board Minutes

### Board Members Present

Russ Downey, Gregg Sales, Rebecca Shaw, Mike Cain, Laura Kennedy & Aaron Vollmer

### Staff in Attendance

Darin Laracuate

### Board Members Absent

Ryan Merriman, Geoff Lawson & Pam Baggett

### Others in Attendance

None

### Legend

CC – Community Center

TNR – Transportation & Natural Resources

ANC – Austin Neighborhood Council

OHAN – Oak Hill Association of Neighborhoods

### Meeting start

7:00 pm

### Current Agenda

Motion to approve - Russ Downey, 2nd Laura Kennedy, approval unanimous.

### Previous Minutes

Motion to approve - Rebecca Shaw, 2nd Russ Downey

### Citizen Communication

None

### General Manager's Report - Darin Laracuate

Reviewed the following:

Newsletter went out on time.

Shady Hollow HOA electric data is

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## Have Unwanted Plants in Your Yard?

Bailey Middle School is looking for:

- ▶ Nandina
- ▶ Cactus Pups
- ▶ Lantana
- ▶ Rose Bushes
- ▶ Liriope

Please call Mike Berryman 512.914.0069 and we can make arrangements to dig it out by March.

Please feel free to donate Crape Myrtles, Desert Willow, Retama, Citrus or any other tree you would like to see when driving by Bailey. We use air pruning these develop a thick fibrous root system before planting in the ground.

## Email Newsletters

Almost 1000 members receive their newsletter by email.

### Why?

- ▶ You will receive your newsletter earlier
- ▶ You can access the newsletter links

Go to [www.shadyhollow.org](http://www.shadyhollow.org) and [request login access.](#)

## Board Minutes Cont.

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now being stored off-site.

October finances effected by electrical and landscape work

Last year at this time we collected \$422,922.00 in assessment income, this year we have \$464,223.00

Violations down from 90 to 73.

A/C in the CC needed some work.

Large amount of storm debris around CC.

Two leaks in CC that flooded the kitchen. Leak was fixed.

Entry light colors should be fixed this evening.

Tree with Oak wilt at Capistrano was removed.

In the process of extending cement pad by pool pumps and adding fence.

Travis County TNR has not removed gravel on street at Gatling Gun

Christmas Party is on the 12th of December.

**Treasurers Report - Darin Laracuente**  
Halloween budget not used due to canceled party.

Operating account - spending less this year compared to last year.

### Committee Report

Executive - No meeting.

Finance - Reviewed budget for coming year. Aaron Vollmer, Geoff Lawson, Laura Kennedy, Bill Aleshire, Lauren Chernow and Darin Laracuente.

Recreation - None attending. Nothing to report.

Community Center - No meeting.  
Welcome - 11 folks to meet with this month.

Traffic - No meeting.

### New Business

### 2016 Budget Presentation

- Motion to approve the 2016 Operating Budget - Russ Downey, 2nd Aaron Vollmer approval unanimous.

*Motion to table the MMR Budget vote until next month - Aaron Vollmer, 2nd Rebecca Shaw approval unanimous.*

*The Community Holiday Party is on track.*

### Old Business

No old business

### Standing Agenda

ANC - Nothing to report

OHAN - Nothing to report

SANA - Nothing to report

SoBro - Nothing to report

### Meeting Adjournment

*- Motion to adjourn, Rebecca Shaw, 2nd Russ Downey, approval unanimous.*

*Meeting ended 8:20 p.m.*

Minutes submitted by Secretary, Gregg Sales.

## 2015 SHHOA Christmas Party!



# Treasurer's Letter December

By Geoff Lawson  
SHHOA Treasurer

## What's the financial plan for 2016?

As treasurer of the Shady Hollow Homeowner's Association, I wanted to take a moment to let each of you know about the proposed budget for Shady Hollow in 2016. The long and short of it remains that we expect HOA fees to increase to \$426 per year from 2015's \$398 per year or 7%. Why the increase? The short story is that we know there will be significant expenditures that the HOA will incur during the next five years. In order to pay for those future expenditures, we have to save up the money. A parallel in your personal life might look like the situation wherein you must set aside (reserve) monies for a major remodeling project because you can't afford to do the work all at once. It works the same way with your HOA. In the November newsletter we more fully described how and why we use the reserve study for planning purposes. Please refer to the newsletter for a more complete explanation of reserves and the reserve study.

The good news is that on a relative scale you are getting an excellent bang for your buck when it comes to homeowners fees. Let's look at what some of the surrounding communities pay for their homeowners' fees.

Circle C - \$584/per year

Bridges of Bear Creek - \$300-\$500/yr and they have no amenities unless you consider the brick wall on Brodie an amenity

Estates of Shady Hollow - \$125/yr with no amenities

Villages of Shady Hollow - \$440/yr and they have a pool

Belterra - \$500/yr

Travis Country - \$504/yr with amenities similar to Shady Hollow

Brodie Springs - \$600/yr with no amenities.

# Traits of Good Board Members

Do you have what it takes to be a good board member? Chances are you do.

If you have a mix of some of the following traits and skills, consider running for a seat on the board. We'd love to have you.

**Respect.** If you can give others respect and expect it in return, you can help keep board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.

**Good listening.** People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.

**Thick skin.** Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?

**Egos aside.** If you can give others credit, the board will operate better as a team.

**Agenda aside.** Members who come to the board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?

**Skill.** An association is a business. So having board members with accounting, organizational behavior and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.

The ideal board comprises a mix of management styles, professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the board. Some people don't think about running for a seat unless asked.

You don't have to know everything when you join, but you should be familiar with the governing documents and the responsibilities of the job. Fellow board members and managers can help you with the transition and train you on board responsibilities, current work, projects and hot issues.

# SHHOA Calendar

**Gingerbread House Decorating (CC)**  
6-8pm Wed, Dec 16

**SHHOA Board Meeting (CC)**  
**Cancelled**

**Christmas Holiday Office Closed**  
Wed-Fri, Dec 23-25

**New Year Holiday Office Closed**  
Thurs-Fri, Dec 31-Jan 1

**SHHOA Polar Bear Swim**  
**Capistrano Pool**  
10:00am Friday, Jan 1

Check the [online calendar](#) for updates.





**Board of Directors**

**President**

Mike Cain

**Vice President**

Russell Downey

**Treasurer**

Geoff Lawson

**Secretary**

Gregg Sales

**Members**

Rebecca Shaw

Aaron Vollmer

Ryan Merriman

Laura Kennedy

Pam Baggett

**Shady Hollow Highlights**

[shadyhollow@austin.rr.com](mailto:shadyhollow@austin.rr.com)

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

**Editor:**

Mike Cain

**Production:**

Darin Laracuente

**Article & Ad Deadline:**

Last working day of the month

### Shady Hollow Map

- ◆ Boundaries
- ◆ Park Locations

**Trail of Lights Winners**

### 2016 Trail of Lights Winners

- 3605 Denbar Court
- 3714 Indian Point Drive
- 4206 Reynosa Drive
- 4011 Tecate Trail
- 11423 Sundown Trail
- 10705 Shackelford Drive
- 3405 Treadsoft Cove
- 11408 Gun Fight Lane
- 3005 Fort Worth Trail
- 3005 Blacksmith Lane

Residential Make Ready's Commercial Insured Bonded

**DIANA'S CLEANING SERVICE**  
"Cleaning With A Personal Touch"

Diana Bowen  
8103 Brodie Ln., Ste. 8  
Austin, TX 78745  
E-mail: dialbowen@gmail.com

Bus: (512) 292-1246  
Fax: (512) 292-6127





HAPPY  
HOLIDAYS  
FROM ALL  
OF US AT  
THE  
SHADY  
HOLLOW  
MUD



Cub Scout Pack 82 will hold its  
**Annual Tree Recycling** event:

**WHEN:**

Saturday, January 16th

**TIME:**

9-11am

**WHERE:**

Shady Hollow Community Center  
Lower Parking Lot.

This year, the Office will rope off a section of the parking lot for residents to drop off their trees as early as January 11th. **Please do not bring/leave any trees after 11am January 16.**





## Classified Ads

### Babysitter

Kaitlyn McKinney  
Red Cross certified  
825-6863

### Pet sitting, baby sitting, house sitting

Lauren Dunman 17 years old CPR  
certified 512-659-1409

### College Student babysits and dog sits

Toney Cuellar  
2915 Shotgun Lane  
512-294-6603

[toneycuellar@gmail.com](mailto:toneycuellar@gmail.com)

### Babysitter

I am a stay-at-home mom of a  
kindergartener. I would love to  
watch your kids for couple hours  
in the morning if you want to be  
kids free for a little while or if you  
want to do some early holiday  
shopping. Call me at 512-825-  
8532.

### Babysitter

I am a responsible 15 year old  
baby sitter. I love children, I'm  
home schooled and available any  
time.

Contact me at 512-410-9866  
Gabriella Slater

### Babysitter

Sarah Ralston  
I am 16 years old and have babysat  
for the past 3 years.  
Call: 292-8803  
Available as of 6/17/12

### PIANO- KEYBOARD

### MUSIC LESSONS!

Certified music teacher, Pam  
Reed, 282-0145 or email  
[wkreed@sbcglobal.net](mailto:wkreed@sbcglobal.net)

### Babysitter

Caylah Moore, 16  
11508 Gatling Gun Ln.  
CPR certified  
282-2696

## SHHOA Monthly Financial Snapshot

### SHHOA OPERATING ACCOUNT STATUS

MONTH END	STARTING BALANCE	DEPOSITS	EXPENSES	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/15	\$66,539	\$4,949	(\$43,638)	(\$4,585)	\$23,266	(\$43,274)
Y-T-D	\$23,971	\$545,738	(\$500,594)	(\$45,850)	\$23,265	(\$706)

### SHHOA MRR RESERVE ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/15	\$186,803	\$25	\$0	\$4,585	\$191,413	\$4,610
Y-T-D	\$226,765	\$4,887	(\$86,089)	\$45,850	\$191,413	(\$35,352)

### COMBINED ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/15	\$253,343	\$4,974	(\$43,638)	\$0	\$214,679	(\$38,664)
Y-T-D	\$250,736	\$550,625	(\$586,683)	\$0	\$214,678	(\$36,058)

Reserve Expenditures 2015	Cost	Budgeted	Paid	Outstanding
Pool Renovation	\$67,450	\$70,000	x	
Electrical Repair CAP	\$1,630		x	
Leak Detection	\$900			\$900
Extra Skimmer Repairs	\$3,050		x	
Pool Fence Repair (welds)	\$2,200			\$2,200
Tennis/BB Court Resurface	\$11,197	\$79,923	x	
Slide Replacement GG	\$2,762		x	
<b>TOTAL</b>	<b>\$89,189</b>	<b>\$149,923</b>	<b>\$86,089</b>	<b>\$3,100</b>



# From the Constable

## Most burglaries can be prevented by following a few simple tips:

- ▶ Always lock your doors and windows, even when leaving for "just a minute."
- ▶ Never leave a house key under a doormat, in a flower pot, or on the ledge of the door.
- ▶ Be sure to use the dead bolt lock.
- ▶ Attach the strike plate (the jamb fastening that receives the bolt in the locking position) for the dead bolt to the door with four to six 3-inch brass wood screws that penetrate through the frame to the structural wood.
- ▶ Lock your side garage door at night and when you are away from home. Lock your garage door leading into the house.
- ▶ Keep your garage door closed. Thieves steal items from open garages in less than 30 seconds.
- ▶ Do not leave items of value outside your home. Thieves may take items from your porch, patio or yard. Use "ventilation" locks as well as auxiliary locks on sliding doors and windows to bolster security.
- ▶ All sliding glass doors and windows should be equipped with anti-lift protection.
- ▶ Remember, many burglaries occur with no force—burglars enter your home through unlocked doors and windows.
- ▶ Going Out? Lock all doors and windows at all times.
- ▶ Take your garage door opener with you.
- ▶ Use timers so that lights, radio, and TV go on and off throughout the house to indicate someone is home.
- ▶ For vacation, be sure to stop mail and newspaper or have a neighbor collect mail and newspapers daily. Make your house look "lived in."
- ▶ Remember, if you come home and see a broken window or jimmied door, don't go in.
- ▶ For your safety, phone Sheriff's Dispatch at 9-1-1 for a deputy to respond.
- ▶ Please use your lens viewer in the front door at all times before answering the door.

- ▶ Never open the door without knowing who is there.
- ▶ Install motion sensor lighting around the perimeter of your house.
- ▶ Keep your porch lights on dusk to dawn.
- ▶ If you have an alarm system, use it at all times.
- ▶ Consider laminating windows and sliders to prevent breakage of windows.
- ▶ Consider having your locks changed if you give the key to someone performing any work in your home. When you have any type of work done on your home, even housecleaning, make sure all doors and windows are locked before you leave the home or when at home.
- ▶ Mark your valuables, using an engraver, with your driver's license number preceded by "TX" for Texas. This makes your property more difficult to pawn and helps law enforcement identify your property if it is recovered.
- ▶ Consider renting a bank safe deposit box or purchasing a safe for the home to safeguard valuables, such as jewelry, cash, coins, passports, birth certificates and other important documents.
- ▶ Keep landscaping around your home trimmed down around doorways, windows and light fixtures.
- ▶ Never leave a purse, wallet, or other valuables in plain sight.
- ▶ Always lock your car and take the keys out even when it is parked in your garage or driveway.
- ▶ Be alert and aware of your surroundings at all times.

Sincerely,

*Sally*

Sally I. Hernandez, Constable Pct. #3  
 Travis County  
 8656 B Hwy 71 West #132  
 Austin, TX 78735  
 512 854-2101



# Welcome New Members!

**Ray, Adrienne, & Justin Schwartz**  
 11312 Menodora Dr.

**Irene Halmari**  
 3609 Indian Point Dr.

**Judd Brook**  
 11613 Hobbiton Trail

**Cherie Garcia**  
 11314 Menodora Dr.

**Please come to the office to pick up a directory and update your information. We look forward to meeting you!**

# Classified Ads

**College Student babysits and dog sits**  
 Toney Cuellar  
 2915 Shotgun Lane  
 512-294-6603  
[toneycuellar@gmail.com](mailto:toneycuellar@gmail.com)

**Neighborhood Pet Sitter**  
 \$10.00 1st animal, \$2.50 each additional animal per visit. 10 years of caring for Shady Hollow pets with loving care.  
[lindaalater1@mac.com](mailto:lindaalater1@mac.com)  
 or text to 809-4280

**Babysitter**  
 Sarah Ralston  
 Call: 292-8803

**Babysitter**  
 Caylah Moore, 16  
 11508 Gatling Gun Ln.  
 CPR certified  
 282-2696

**Babysitter**  
 Payton McIntyre: available to babysit Fridays from 5-11 & Saturdays and Sundays from 10am-11pm. Certified in infant and child CPR. Soon to be certified in babysitting. Cooks meals & changes diapers.  
 H: 280-9037 C: 293-1684





**WHEN: JANUARY 1, 2016**  
**TIME: 10AM**  
**WHERE: CAPISTRANO POOL**  
**WHO: ONLY THE BRAVE**

**2016 SHHOA POLAR BEAR PLUNGE**