

# Shady Hollow Highlights

The Official Publication of Shady Hollow Homeowners Association

December 2016

**DECEMBER**  
**Board Meeting**  
 Thursday, Dec. 15, 7pm  
 Community Center

## In this issue:

2016 SHHOA Christmas Party!	1
Community Center Renovations	2
2016 SHHOA Christmas Party! Cont.	2
Treasurer's Letter	3
Traits of Good Board Members	4
Run for the 2017—2018 Board	4
SHHOA MUD News	5
November SHHOA Financial Snapshot	6
Board Minutes	7
2017 SHHOA Polar Bear Swim	8
2017 Christmas Tree Recycling	8

## 2016 SHHOA Christmas Party!

The Holiday Party was a blast! Thanks to all who helped and those who attended. As usual, when the weather is cold, the turnout is super! This was truly a Christmas Party to remember. Instead of boring you with the details, I am going to say my thank yous and then inundate you with photos!

Thank you: Bowie Key Club, Troop 10, Mr. and



Mrs. Santa Claus, Shady Hollow Staff, HelloNabr, HEB (Slaughter/Manchaca), and Chick-fil-A (Southpark Meadows).





# Community Center Renovations

By Gregg Sales  
Community Center  
Committee Co-Chair

It has been a long time coming but we are set to begin the much needed remodeling of the Community Center on Doe Run.

In 2012, the board hired a company to review our assets and determine how and when to best take care of them. At that time, it was determined that it would take approximately \$208,000 to fully remodel the interior of the Community Center. The Board modified that number to \$120,000 in light of the potential financial impact to the community. While we did not have all the funds available right away, we have been saving and now plan to spend approximately \$60,000 on interior renovations. As more funds become available and priorities allow, we hope complete the remaining items in the near future.

In the meantime, we are concentrating on replacing the flooring in all areas with new tile and carpeting. We will be repainting the walls and ceilings along with the trim around all windows and doors. We are also having all of the blinds replaced. We are doing some last minute investigation into revamping the lighting in the East Room.

We expect to start in January and apologize in advance for any inconvenience this will cause our membership as we will need to close the Community Center or parts of it as renovations take place. Watch our web site for updates on progress,



# 2016 SHHOA Christmas Party!



## 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.](#)



## Treasurer's Letter December

By Geoff Lawson  
SHHOA Treasurer

As treasurer of the Shady Hollow Homeowner's Association, I wanted to once again take a moment to let you know about the budget for Shady Hollow in the coming year. For 2017, our HOA fees will increase to \$455 per year from 2016's \$426 per year or 7%. Why? For the simple reason that we are doing our best to fund the original plan outlined by Reserve Advisors (more about them below). The good news is that unless there are significant inflationary changes in the cost to maintain or replace our assets or some other extraordinary need to fix an expensive asset, I believe our HOA fees will remain unchanged for the next several years.

I want you to know that the members of the board look carefully at the projected expenditures for each year. Those projected expenditures are outlined in the reserve study that was performed in 2012 by Reserve Advisors, a firm that specializes in analyzing the assets of homeowners associations and projecting when those assets will need to be repaired or replaced. In effect, they provided us with a long-term spending plan. By defining how much we are projected to spend and when we are projected to spend it, we know how much we need to save now and in the future in order to get the job done when we need to repair or replace an asset of the association. It is very similar to the process we go through when deciding how much to save for retirement or how much to save in order to put our children through college.

By way of example, if we installed a new air conditioner three years ago, you can be fairly assured that in the next nine to 12 years you are likely to need to replace that air conditioner. Now it is true that air conditioner could conceivably last 20 more years, but while you might hope for the best, you had

better plan for the worst.

So let us again review how Shady Hollow compares to our neighbors in South and West Austin when it comes to HOA fees.

Circle C - \$612/per year

Bridges of Bear Creek - \$300-\$500/yr and they have no amenities

Estates of Shady Hollow - \$150/yr with no amenities

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

Belterra - \$508/yr

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

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

I think it is fair to say that our HOA fees continue to represent a value when compared to our neighbors, especially those with similar amenities.

## SHHOA Calendar

**Gingerbread House  
Decorating (CC)**  
**6:30-8:30pm Wed,  
Dec 14**

**SHHOA Board  
Meeting (CC)**  
**7pm Thurs, Dec 15**

**Christmas Holiday  
Office Closed**  
**Fri, Dec 23—Mon,  
Dec 26**

**New Year Holiday  
Office Closed**  
**Mon, Jan 2**

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

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



### Board of Directors

**President**

Mike Cain

**Vice President**

Jim Bateman

**Treasurer**

Geoff Lawson

**Secretary**

Gregg Sales

**Members**

Laura Kennedy

Ryan Merriman

Rebecca Shaw

Aaron Vollmer

Mary Ellen Mathis

Dave O'Rourke

Russell Downey

## 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.



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 3, 2017.



### 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

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](mailto:dialbowen@gmail.com)

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



The MUD Board held its regular monthly meeting on November 1, 2016, at the MUD Office Building, 3910 Capistrano Trail. All Directors were present.

Deputy Rush presented the Constables Report, and noted there had been several thefts of packages left by postal carriers for District residents. He stated deputies would patrol the postal carriers' routes closely in an attempt to deter additional thefts.

Mr. Wilburn updated the Board on the status of the District's rate complaint against the city. He stated his office had filed the District's petition with the PUC and a hearing would be scheduled.

President Stried informed the Board that the District had received a check from the city in the amount of \$49,999.92 for the city's yearly rent payment (through September 2017) for use of the fire station.

**The Constable's report for November included the following:**



- ▶ worst of the speeders: 53/35, 48/35, 46/35, (all on Brodie);
- ▶ minor 2-car collision (Brodie); ticket for running stop sign (Brodie); returned keys found by MUD worker to owner (Silmarillion); red-tagged 7 vehicles parked in street, inoperable and/or expired plates (Apache Forest, Shady Valley, Treadsoft, Indian Pt); report that residents were blocking street with traffic cones to deter cut-thru traffic (Aloysia); check abandoned boat left in woods (Brodie/Hewitt); met with residents regarding issues at Capistrano Park late evenings; heavy smoke from backyard – checked ok (Denbar Ct); basketball goal in street causing traffic hazard (Whiskey River); school bus collision-no injuries (Socorro/Brodie);
- ▶ report of suspicious person – family taking evening walk (Doe Run Community Center).

**HAPPY HOLIDAYS!**



**Clubs & Activities**

Shady Hollow has clubs and interest groups for many ages and interests. See the [full list](#) online.

**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](mailto:jalinvil@gmail.com).

**Shady Hollow Moms and Kids Club (SHMAK)**

The Shady Hollow Moms and Kids Club (SHMAK) is a small group of no more than 45 moms in the South Austin area. Our group invites moms in our area with kids ranging in ages from infant through preschool to join us in events and play dates. We have age-based playgroups which offer more opportunities for your child(ren) to socialize with peers as well as whole group events that include several age groups.

We currently have openings and keep a waiting list for those interested in joining if our roster becomes full.

For more information, please visit <http://www.meetup.com/SHMAKmeetupgroup/>. If you have further questions, you can contact the group organizer through the website.



# SHHOA Monthly Financial Snapshot

SHHOA OPERATING ACCOUNT STATUS						
MONTH END	STARTING BALANCE	DEPOSITS	EXPENSES	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/16	\$50,944	\$9,669	(\$54,488)	\$34,880	\$41,006	(\$9,939)
Y-T-D	\$19,087	\$574,065	(\$515,827)	(\$36,320)	\$41,006	\$21,918

SHHOA MRR RESERVE ACCOUNT STATUS						
MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/16	\$239,163	\$10,149	(\$2,703)	(\$45,000)	\$201,609	(\$37,554)
Chase MRR 6610	\$95,354	\$5,125	\$0	(\$45,000)	\$55,479	(\$39,875)
Chase MRR Checking 2895	\$2,723	\$5,000	(\$2,703)	\$0	\$5,020	\$2,297
Compass MRR 2471	\$138,087	\$23	\$0	\$0	\$138,110	\$23
Compass MRR Checking 1947	\$3,000	\$0	\$0	\$0	\$3,000	\$0
Y-T-D	\$170,608	\$12,905	(\$8,105)	\$26,200	\$201,609	\$31,001

COMBINED ACCOUNT STATUS						
MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
11/30/16	\$290,107	\$19,818	(\$57,191)	(\$10,120)	\$242,614	(\$47,493)
Y-T-D	\$189,695	\$586,970	(\$523,932)	(\$10,120)	\$242,614	\$52,919



# DRAFT November Board Meeting Minutes

## Board Members Present

Jim Bateman, Mike Cain, Russ Downey, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Ryan Merriman, Dave O'Rourke, Gregg Sales & Rebecca Shaw

## Staff in Attendance

Darin Laracuent

## Board Members Absent

Aaron Vollmer

## Others in Attendance

None

## Legend

CC - Community Center

## Meeting start

7:02 pm

## Current Agenda

Motion to approve the agenda, Geoff Lawson seconded by Rebecca Shaw. Approval unanimous.

## Previous Minutes

- Motion to approve the October minutes, Mary Ellen Mathis seconded by Russ Downey. Approval unanimous.

## Citizen Communication

None

## Managers Report - Darin Laracuent

Reviewed the following:

## Office

Pool keys are past due.

## Finance

We are \$66 under budget for the month and \$10,489 under budget for the year.

## Deed Restriction Violations

Total violations contacted during the month - 46. Resolved as of today's meeting - 32

## Pool

Repaired lifeguard table at front of pool  
Roughly 19 people have not returned their pool key and stand to lose their \$100 deposit

## Parks

The nets were replaced at the Doe Run tennis courts. The timer for the lights was repaired and adjusted

We are currently pricing Burr Oak trees to plant in the fall. We hope to purchase 5 to 10 trees.

We may have to re-sleeve the pole on the Capistrano Tennis court

## Events

Halloween was wonderful. We had a few hundred adults and children.

## Treasurers Report - Geoff Lawson

Reviewed profit and loss status.

MMR currently showing \$239,000. Expecting approximately \$250,000 by the end of the year.

## Committee Report

Executive - No meeting

Finance - No meeting

Recreation - No meeting

Community Center - Gregg Sales - Met to discuss bids. Follow up questions were proposed to the bidders.

Welcome - No meeting

Annexation - No meeting

## New Business

Discussed new budget. We are looking at raising our yearly assessment by 7%. We expect to put \$85,000 into the MMR. We should consider having the reserve study updated and/or revised.

Motion to adopt the 2017 proposed budget, Geoff Lawson seconded by Rebecca Shaw. Approval unanimous.

## Old Business

CC Renovation

Motion to approve a \$65,000 budget for the

Continued on pg.

first phase (replacement of flooring, painting of walls, doors and trim along with reworked lighting and ceiling in east meeting room) of the Community Center renovations, Russ Downey, seconded by Ryan Merriman. Approval unanimous.

## Meeting Adjournment

Motion to adjourn, Rebecca Shaw, seconded by Mary Ellen Mathis. Approval unanimous.

Meeting ended 8:17 p.m.

## Welcome New Members!

**Steven & Diana Hopkins**  
11202 Holster Ct.

**Anthony & Kimberly Henry**  
11321 Stormy Ridge Rd.

**Roger & Betty Brown**  
3732 Indian Point Dr.

**Curtis & Tara Lehw**  
3209 Ft. Worth Tr.

Please come to the office to pick up a directory and update your information.

We look forward to meeting you!

## Classified Ads

**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.

[lindaslater1@mac.com](mailto:lindaslater1@mac.com)

or text to (512) 809-4280





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

**WHEN:**

Saturday, January 14th

**TIME:**

9-11am

**WHERE:**

Shady Hollow Community Center  
Lower Parking Lot.

This year, we will cordon off a section of the parking lot for residents to drop off their trees as early as January 9th. ***Please do not bring/leave any trees after 11am January 14.***



**2017 SHADY HOLLOW POLAR BEAR PLUNGE**

**WHEN:** JANUARY 1, 2017  
**WHERE:** CAPISTRANO POOL  
**TIME:** 10:00AM  
**WHO:** THOSE WHO DARE