



SHADY HOLLOW HIGHLIGHTS

The Official Publication of Shady Hollow Homeowners Association

February 2015

Annual General Membership Meeting
7 p.m. Thursday
February 19
Community Center

Members are encouraged to attend.

2015 SHHOA Board Election

Thursday, Feb. 19, 2015, 7:00 pm
David C. Ellis Community Center
3303 Doe Run

Rock the Proxy: It's Your Voice

We've got an election coming up, and even if you're unable to attend the membership meeting and election, you can still vote by proxy.

A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. State law and the association's governing documents specify that the association can use proxy voting.

Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard.

If you're interested in using a proxy, there is one included in your election packet. Cite the name and address of the individual you're appointing to cast your vote. Then list your name, address and telephone number, and sign and date the form.

The association can only accept one proxy form per person, so be sure to fill out your form accurately. By only accepting one official form, the association doesn't need to check each proxy to determine if it's legally sufficient. It also eliminates any potential problems if the vote is close.

Just be aware that by assigning your proxy to another person, you've authorized the proxy holder to vote for you as he or she sees fit. The proxy holder is responsible for voting or abstaining from a vote.

Essentially, a proxy is an act of trust—the proxy giver must trust the judgment of the proxy holder. The proxy giver may think the proxy holder will vote for a certain candidate or issue, but the proxy holder isn't legally bound by that assumption unless it's written on the proxy form.

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Voting for six positions on the SHHOA Board of Directors will take place starting at 6:30 p.m. Members will be allowed to vote until all candidates, both announced and those nominated from the floor, have had a chance to speak. Results will be announced after the votes have been tallied.

- ▶ Our speakers will be:
Ellen Troxclair
Carlos Swonke
Dr. Ron Streid
- ▶ Treasurer Bill Aleshire's financial report will be presented by Allen Barr.
- ▶ Outgoing Board Members will be acknowledged and ongoing Board Members will also be introduced.

Please note the following:

If your name does not match that on the Association's membership list, you must provide proof of your name change, in order to cast your ballot. A copy of at least one document must be shown that night verifying the change of name has been completed or has been initiated within the twelve (12) months prior to the annual meeting. Examples include but are not limited to a Social Security card, court decree, valid driver license, current bill, or voter registration card.

Come meet your neighbors, vote for new Board members, hear important information that affects you, and ask questions you may have. Don't miss this important evening!

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

Over 1000 members have access to the newsletter by email.

Why?

- ▶ You have access to the newsletter earlier.
- ▶ You can access the links in the newsletters.

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

But you do have a choice!

For those of you who would rather have a paper copy of the newsletter delivered to you, please contact the office at (512) 280-6623 and have your address added to the list today!

Shady Hollow Board Candidate Forum Feb. 8 2-4pm

On February 8, from 2-4pm, come on out to the Community Center and meet the candidates running for the 2015-2017 Shady Hollow Board of Directors. There are 10 candidates running for 6 vacant Board positions. They will be introducing themselves and sharing their interests and goals on running for the Board. Plenty of time will be allowed for questions and answers.

Election documents will be mailed out soon and election results will be announced at the Shady Hollow Annual Membership Meeting on February 19th at 7:00pm at the Community Center. All residents are invited and encouraged to attend both the Forum and Annual Membership Meeting. If you can't make the Forum on February 8th, you will have a chance to be introduced to the candidates at the Annual Meeting on February 19th.



DRAFT January 15 Board Meeting Minutes

Board Members in Attendance

President Peter Varteressian, Treasurer Bill Aleshire, Secretary Laureen Chernow, Allen Barr, Russ Downey, Pam Baggett-Wallis, Laura Kennedy,

Board Members not in Attendance

Carol Vance

Staff in Attendance

Darin Laracuent

Others in Attendance

Members John Conrado and Ryan Merriman

Meeting was called to order by President Peter Varteressian at 7:02 p.m.

Approval of the Agenda

Motion to approve the agenda by Allen Barr; Russ Downey seconded. Approved unanimously.

Approval of the minutes of the December 17, 2014 Board meeting

Motion made by Russ Downey, seconded by Allen Barr to approve the December meeting minutes. Approved unanimously with Pam Baggett, Peter Varteressian and Laureen Chernow abstaining as they were not at the meeting.

Citizen Communications

Ryan Merriman read a report on the South Brodie Alliance meeting provided by Pam Baggett.

General Manager's Report

See the entire General Manager's report here.

Comments included: The Board directed Darin to remind nonmembers who call to ask for assistance that they can join the HOA and that only members can expect assistance from the HOA office. Laureen Chernow offered to contact Atlantis Aquatic Group if no detailed pool leak report was forthcoming.

Treasurer's Report

Treasurer Bill Aleshire stated that the Bank Account Status report (BAS) showed that HOA has a \$23,971 end-of-year balance in its operating fund. But, that figure does not take into account outstanding checks and deposits. Bill expressed concern with the negative reconciled Operating Account balance reflecting that \$7,356.48 more was spent from the account than was deposited into it as of 12/31/14. Bill recommended that the BAS report be changed to also show the reconciled balance for each bank account. Bill indicated that the Board should specifically instruct the Manager not to authorize expenditures from the bank account that would cause it to be technically overdrawn.

Bill pointed out that the end-of-year P&L Budget Status report showed that while budget expenditures were less than the budgeted revenue, the Manager exceeded budgeted expenditures in several line items.

SHHOA Monthly Financial Snapshot

SHHOA Calendar

SHHOA OPERATING ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	ENDING BALANCE	NET CHANGE
1/31/15	\$23,971	\$142,105	(\$55,262)	\$110,814	\$86,843
Y-T-D	\$23,974	\$142,105	(\$55,262)	\$110,817	\$86,843

SHHOA MRR RESERVE ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	ENDING BALANCE	NET CHANGE
1/31/15	\$226,765	\$4,619	\$0	\$231,384	\$4,619
Chase MRR 6610	\$64,490	\$4,590	\$0	\$69,080	\$4,590
Chase MRR Checking 2895	\$21,717	\$0	\$0	\$21,717	\$0
Compass MRR 2471	\$137,558	\$29	\$0	\$137,587	\$29
Compass MRR Checking 1947	\$3,000	\$0	\$0	\$3,000	\$0
Y-T-D	\$226,765	\$4,619	\$0	\$231,384	\$4,619

COMBINED ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	ENDING BALANCE	NET CHANGE
1/31/15	\$250,736	\$146,724	(\$55,262)	\$342,198	\$91,462
Y-T-D	\$250,739	\$146,724	(\$55,262)	\$342,201	\$91,462

FEBRUARY

SHHOA Board Candidate Forum (CC)
2-4pm Sun, Feb 8

SHHOA Annual General Membership Meeting (CC)
7:00pm Thu, Feb 19

SHHOA Board Meeting (CC)
Thu, Feb 19
Immediately following the Annual General Membership Meeting

Residential
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Commercial



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

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8103 Brodie Ln., Ste. 8
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Fax: (512) 292-6127

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We don't just cut grass, we cut prices

Experienced
Dependable
Residential & Commercial
(512) 995-1312



Board of Directors

President
Peter Varteressian

Vice President
Carol Vance

Treasurer
Bill Aleshire

Secretary
Laureen Chernow

Members
Allen Barr
Russell Downey
Pam Baggett
Laura Kennedy

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Bill indicated his respect for the Manager’s choices of expenditures, particularly since the expenditures were for necessary repairs and park expenditures, but recommended that the Board adopt a policy prohibiting expenditures that would exceed the budget amount in a line item. He recommended giving reasonable administrative discretion to the Manager to make certain budget amendments, but requiring a standing Board agenda item to consider line item budget amendments before the Manager obligates the HOA to expenditures that would exceed the budgeted line item amount. Bill pointed out that these financial situations did not become apparent until the end of the year due to the way revenue patterns and expenditure patterns work during the year. Bill recommended that more attention be given to prior-year trends, by month, so that the Board and Manager can be more accurately informed during the year whether expenditures and revenues are following the budgeted amounts.

Allen Barr volunteered to give the Treasurer’s Report at the Annual Meeting in February since Bill will not be able to attend. The Board thanked Bill for his work on the Board.

Committee Reports

- **Executive Committee:** Chair Peter Varteressian said that the Executive Committee met January 12 to discuss Darin’s performance review and had recommendations that would be discussed in Executive Session. He also asked for recommendations for speakers for the Annual Meeting.
- **Traffic Committee/SHSW45:** General Manager Darin Laracuate said no action has been taken on the Treadsoft Cove/Brodie Lane right-turn issue. Chair Pam Baggett asked Bill Aleshire to discuss news on SH SW45. Bill reported the road is on track and that TxDOT is working closely with the Barton Springs Edwards Aquifer Conservation District to ensure that any changes to the 1990 Consent Decree are upgrades and understood by those opposed to building SW 45 for environmental reasons that the changes are to take

advantage of new, advanced environmental safeguards.

- **Welcome Committee:** Chair Russ Downey reported seven new residents were in the process of moving in and he would contact them as soon as possible.
- **No other committee chairs gave reports**

New Business: None

Old Business

Newsletter: At Pam’s request, Darin told the Board that currently 125 members receive a printed copy of the newsletter while 1,047 receive it by email. Pam suggested that new members receive the newsletter by email as the default delivery method; Darin said that is the way it is done currently. Allen Barr made a motion to modify the language on page 2 of the newsletter to clarify that residents have a choice as to how to receive the newsletter. Russ Downey seconded. Motion passed 5-2, with Pam and Laureen voting against.

Standing Agenda Items

Annexation Update – No report
MUD/Board Parkland – Russ Downey reported that no date has been set for the MUD to remove items for which it is responsible.

Executive Session Following the Executive Session, Bill Aleshire made a motion to authorize a 3% pay raise for the General Manager effective January 1, 2015, and a \$4,000 bonus, noting the excellent performance review the GM received. Peter Varteressian seconded. Motion passed unanimously.

Meeting Adjourned at 9:18 p.m.



Shady Hollow Highlights

shadyhollow@austin.rr.com

www.shadyhollow.org

Editor:

Peter Varteressian

Production:

Darin Laracuate

Article & Ad Deadline:

Last working day of the month



The MUD Board held its regular monthly meeting on January 6, 2015 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

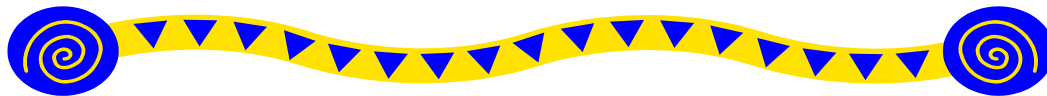
Ms. Wheeler reported the audit was almost completed and would be presented at the February meeting. A power outage in the Estates had caused a lift station to go off-line; the generator provided service until the power was restored.

The Board discussed the equipment storage area being constructed by the ESD on behalf of the city behind the fire station, and asked Mr. Haag to follow up with the city regarding city/ESD compliance with the lease terms and the Board's concerns regarding impervious cover limitations on the site.



The Constable's report for January included the following:

- ▶ extra patrols of school zones – citations issued for speeding in school zones, cars passing stopped school buses dropping off students;
- ▶ community contact – spoke with individual residents regarding community concerns (on-going);
- ▶ one-car collision (Capistrano-hit curve); car burglary (Doe Run); removed tree branch in road (Saddle Mtn); interior light left on in vehicle (Hobbiton); report of shots fired (Frate Barker – nothing found); report of reckless driver (Ebony Hollow – was just lost);
- ▶ suspicious vehicles: parked at lift station (Onion Hollow-contract employee, checked ok); parked near residence at dead end (Green Emerald – checked ok); vehicle w/hood raised (Stormy Ridge – checked ok); parked trailer causing traffic hazard-spoke to owner who will move it (Gatling Gun);
- ▶ suspicious person: going door-to-door wearing orange traffic vest (Shady Valley – checked ok – selling solar panels);
- ▶ citations/warnings: running stop sign (Lost Oasis/Reynosa); speeding (Brodie 39/30);
- ▶ **assist TCSO:** locate runaway; collision (Sesbania/Capsicum Cv); person walking in traffic (Bliss Spillar/FM 1626); water over road – check to be sure barricades up (Wyldwood).



WATER CONSERVATION TIPS:

Check your pool regularly for cracks and leaks. Use a pool cover to reduce evaporation.

When cleaning the pool, use a pool vacuum that recycles water.

Don't install or use fountains or other ornamental water features unless they recirculate water.

Clubs & Activities

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 (call contact to verify). The time varies with activities. Contact Anne Linville, 280-6404, or jlinville@austin.rr.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 or email Angela Hughes at

angelnear01@gmail.com.

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

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

Babysitter

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

Neighborhood Pet Sitter

\$7.50 1st animal, \$2.50 each additional animal per visit. 10 years of caring for Shady Hollow pets with loving care.
lindaslater1@mac.com
or text to 809-4280

Letter From the President

Hello Shady Hollow residents!

It's February and time to wish everyone a Happy Valentine's Day! I hope each of you had a happy fun and a safe holiday season and are still keeping to your New Year's resolutions.

February is a very important month for all of us in Shady Hollow. It's time for the annual General Meeting and Board elections. I know you've heard me talk about participating in elections before, and this time your voice really has an impact. You have an opportunity to vote for the future direction of Shady Hollow by voting for your choice of dedicated neighbors who are running for the Board. By the time you'll be reading this, the office will have sent you a ballot containing the information on each of the candidates running for the Board. Please take the time to read it and vote, either by proxy or by coming to the General Meeting. For your benefit, we will also hold a "Candidate Forum" at the Community Center on Sunday, February 8, 2015 from 2 until 4 p.m. This will be a great chance to meet the neighbors who are running for the Board.

Your Shady Hollow Homeowner's Association will hold the February General Membership meeting at 7 p.m. on February 19, 2015. It will be held at the Community Center. In addition to voting for Board members, you will get a chance to get updated on what is going on in the neighborhood. This year, we will have three important speakers for you. Austin City Councilmember Ellen Troxclair will join us to make a short presentation on what is going on downtown. Ms. Troxclair has been a strong supporter of SH45SW. Our second speaker has been very involved with the preparation of the environmental impact statement on SH45SW. Carlos Swonke works for TxDOT and has been the principal engineer on the current development of the proposed road. He will be here to share his insight on the road's progress to date. Finally, the night wouldn't be complete with a presentation from our MUD president, Dr. Ron Streid. Dr. Streid's presentation is always important and informative.

I look forward to seeing you at the General Meeting. Thanks.

Talk with you soon,
Peter Varteressian

Misconceptions about Property Values

Like almost every community in the country, our association is feeling the pinch in the housing market. We'd like to dispel a few common misconceptions about what contributes to the rise and fall of property values.

Assessments are too high

False. Actually, assessments have nothing to do with property values, and high assessments will not turn off potential buyers—if they're educated buyers. Our assessment may be higher—or lower—than a neighboring community depending on many factors. Are we providing more services? Is our property older? What utilities are included in the assessment or do we have more homes?

The more important question is what value are residents getting for their money? To answer that question, the association mails a detailed budget with line-item documentation to all owners and makes it available to potential buyers. A low assessment should be as much a red flag as one that appears too high.

We have too many renters

False. Lenders are required to charge higher rates for loans or deny a loan for homes in associations with renter-owner ratios that exceed a certain percentage. But that doesn't mean renters affect property values. Our association board sees renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have all the same rights to enjoy our community as owners—except voting or holding office. We welcome renters, encourage them to participate in association activities and hope they will eventually buy a home in our community.

Community living is carefree

True and false. Association living is maintenance free—leaving maintenance decisions to a board—but not entirely carefree. Residents

Continued on page 7

SoBro to attend BSEACD meeting in support of SH 45SW

By Pam Baggett



The Feb. 12 meeting for the South Brodie Neighborhood Alliance, or SoBro as we have begun calling it, will be in conjunction with an important meeting relating to SH 45SW.

The Barton Springs Edwards Aquifer Conservation District board is expected to vote that evening on whether to accept TxDOT's proposal that allows it to use more modern environmental engineering than outlined in the decade-old consent decree enabling construction of the much-delayed state highway. SOS has been showing up in numbers to oppose this and SoBro will make certain our opinion is represented.

The meeting is 6 p.m. Thursday, Feb. 12 at BSEACD offices, 1124 Regal Row. This street is on the east side of Manchaca, just south of Frate Barker. Please join us to "fly the flag." We'll have some Keep Brodie Local decals available for free or a \$1 donation.



Decals also are available at the Shady Hollow HOA office.

SoBro is comprised of representatives of all the neighborhoods that open to Brodie Lane south of Slaughter Lane, plus a few adjacent neighborhoods. The purpose is to get together to discuss issues of mutual importance. This fall SoBro hosted city council and AISD school board candidate forums to make certain elected officials not only know we exist, but that we care about issues affecting our members. All residents are welcome to attend. We meet the second Thursday of the month, typically at 7 p.m. at the Shady Hollow Community Center. Please note the February meeting will be at 6 p.m. at the BSEACD offices.

Misconceptions about Property Values cont.

Continued from page 6

need to care about their community and recognize that common-interest living involves service and commitment. Good maintenance increases curb appeal which helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer.

Architectural and aesthetic uniformity are necessary to protect property values

False. The board's objective is to maintain standards rather than ensure uniformity. Yes, some uniformity is good, but the board believes there is room for individual expression—as long as aesthetic standards are met.

Property values are based largely on comparative values of homes throughout our community. However, we can ensure that our values are at peak levels by assessing adequate fees to maintain our community now and for years to come, by ensuring all residents are involved and engaged in the community and care about the association and by maintaining high aesthetic appeal.

All Residents Welcome at Annual Meeting

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won't want to miss:

- ▶ Meet board and committee members and the manager.
- ▶ Learn about the association's mission statement.

Continued on page 8

Welcome New Members!

Lindsay Eulenfeld
3318 Spotted Horse Trail

Robert Golemi
11543 Gun Fight Lane

Ryan & Amanda Schuh
3402 Split Rock Trail

Robert & Lora Faulds
11407 Aloysia Drive

Hubert Kicken
11314 Stormy Ridge Road

Please come to the office to update your information.

We look forward to meeting you!

Classified Ads

Babysitter

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

Payton McIntyre: available to babysit Fridays from 5-11 & Saturdays and Sundays from 10am-11pm. 13yrs. old certified in infant and child CPR. Soon to be certified in babysitting. Cooks meals & changes diapers.
H: 280-9037 C: 293-1684

MUSIC LESSONS

Certified music teacher, Mrs. Pam Reed, is accepting new beginner piano students.
Call:
512-282-0145
Email: wkreed@sbcglobal.net

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- ▶ Get an update on all current and future scheduled projects.
- ▶ Review the proposed budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

What Gives the HOA the Right to Tell Me What to Do?

In a nutshell: the association declaration and state law.

Community associations have a governmental component. Like a city or county government, a community association has a *charter*—called the declaration. The declaration encompasses bylaws, covenants and other documents that give community associations their legal foundation.

These governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, association governing documents also empower the board to make rules

and define the process for adopting and enforcing them—within limits. Governing documents also establish parameters for the nature and type of rules the board can make.

State law gives associations the authority to make rules. These are called common interest community statutes, and they apply to condominiums, cooperatives, and property owners associations.

Remember, however, that the board can't make or enforce any rule that is contrary to the governing documents, local ordinances, state law or federal regulations. Remember also that the board makes rules on your behalf—to protect your investment, your home.

Happy Valentine's Day