



SHADY HOLLOW HIGHLIGHTS

The Official Publication of Shady Hollow Homeowners Association

February 2017

**Annual General
Membership
Meeting**
7 p.m. Thursday
February 16
Community Center

Members are encouraged
to attend.

2017 SHHOA Board Election

Thursday, Feb. 16, 2017, 7:00 pm
David C. Ellis Community Center
3303 Doe Run

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:
Gerald Daugherty
Dr. Ron Streid
- ▶ Treasurer Geoff Lawson will present the financial report .
- ▶ 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!

CC Renovations Continue

We have seen a lot of progress on the Community Center Renovations over the past few weeks. Carpet has been laid throughout the first floor. The walls have been painted and work is progressing on the trim and doors.



The new lobby floors are down and they look great. The ceramic tile mimics wood plank floors and adds a breath a fresh new look to the entry.



We have a few areas left to complete during what we consider Phase I of the Community Center Renovation. The items include the ceiling in the East Room, the trim throughout the building and the blinds. Renovation of the bathrooms and kitchens will come in phase two of renovations, which are yet unplanned at this time.

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DRAFT January 19 Board Meeting Minutes

Board Members Present

Jim Bateman, Mike Cain, Russ Downey, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Gregg Sales, Rebecca Shaw & Aaron Vollmer

Staff in Attendance

Darin Laracuenta

Board Members Absent

Ryan Merriman & Dave O'Rourke

Others in Attendance

None

Meeting start

7:02 pm

Current Agenda

Motion to approve by Jim Bateman seconded by Rebecca Shaw. Approval unanimous.

Previous Minutes

Motion to approve the corrected December minutes by Laura Kennedy seconded by Russ Downey. Approval unanimous.

Citizen Communication

None

General Managers' Report - Darin Laracuenta

Reviewed the following:

Office

The newsletter went out late which is typical for January.
The transfer fee has been adjusted to \$300 as of Jan. 1, 2017.
Our insurance policy for 2017 has been renewed at the same rate.
Our office Manager, Kathy Robertson will be retiring February 17.
We will be closing the Community Center the week of Jan. 23rd due to renovations. Business will still be conducted via email and cell phone and the General Manager

will continue to drive the neighborhood during this period.
Need to decide on speakers for the Annual Meeting, Dr. Stried is confirmed.

Finance

Due to vacation, CC renovations and year end we will only receive the bank account status report.
As it stands we are roughly \$1000 under budget on the year.
We have met our MRR funding goal for 2016.

Deed Restriction Violations

Total violations contacted during the month - 31. Resolved as of today's meeting - 21.

Pool

A leak has been discovered in the pool. The leaks were not present during the earlier repairs. They were plugged and appear to be holding water. Final repairs will come when we redo the deck.

Parks

The tennis courts at Capistrano Park have been repaired.
There was a sprinkler leak on the hill next to the tennis courts at Capistrano Park.
The remaining basketball court lights were replaced.

Events

Shady Hollow Board Candidate Forum - Feb. 12th from 1-3 pm at the CC.

Community Center

Renovation schedule: Tile flooring - Jan. 22-31. Painting will occur as the facility is available.

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, Mike Cain - No meeting
Finance, Geoff Lawson - No meeting
Recreation, Laura Kennedy - No meeting
Community Center, Gregg Sales - The committee met this past week to discuss the renovation.
Welcome, Rebecca Shaw - No meeting
Annexation, Jim Bateman - No meeting

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!

SHHOA Monthly Financial Snapshot

SHHOA OPERATING ACCOUNT STATUS

MONTH END	STARTING BALANCE	DEPOSITS	EXPENSES	TRANSFERS	ENDING BALANCE	NET CHANGE
1/31/17	\$52,208	\$103,980	(\$76,985)	(\$27,100)	\$52,103	(\$105)
Y-T-D	\$52,208	\$735,855	(\$639,179)	(\$63,660)	\$85,224	\$33,016

SHHOA MRR RESERVE ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
1/31/17	\$178,291	\$25	(\$16,817)	\$27,100	\$188,599	\$10,308
Chase MRR 6610	\$17,158	\$1	\$0	\$7,100	\$24,259	\$7,101
Chase MRR Checking 2895	\$20,000	\$0	(\$16,817)	\$20,000	\$23,183	\$3,183
Compass MRR 2471	\$138,133	\$23	\$0	\$0	\$138,156	\$23
Compass MRR Checking 1947	\$3,000	\$0	\$0	\$0	\$3,000	\$0
Y-T-D	\$178,291	\$2,834	(\$48,503)	\$63,660	\$196,281	\$17,991

COMBINED ACCOUNT STATUS

MONTH END	STARTING BALANCE	INCOME	EXPENSE	TRANSFERS	ENDING BALANCE	NET CHANGE
1/31/17	\$230,499	\$104,005	(\$93,802)	\$0	\$240,702	\$10,203
Y-T-D	\$230,499	\$738,689	(\$687,683)	\$0	\$281,505	\$51,006

SHHOA Calendar

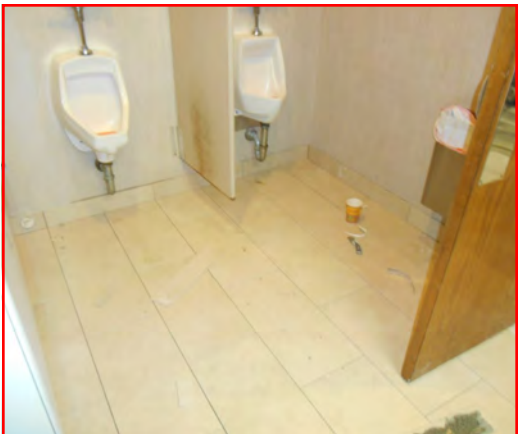
FEBRUARY

SHHOA Board Candidate Forum (CC)

1-3pm Sun, Feb 12

SHHOA Annual General Membership Meeting (CC)
7:00pm Thu, Feb 16

SHHOA Board Meeting (CC)
Thu, Feb 16
Immediately following the Annual General Membership Meeting



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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

DRAFT January 19 Board Meeting Minutes cont.

Continued from pg. 2

New Business

Motion to approve the Annual Meeting of Membership will be the Feb. 16th by Gregg Sales seconded by Geoff Lawson. Approval unanimous.

The Candidate Form will be Feb 12th, 1-3 pm
The Election Committee will be Jim Bateman, Laura Kennedy, Mary Ellen Mathis and Russ Downey.

Old Business

Motion to modify the first phase budget to \$85,000 to account for changes in scope by Russ Downey seconded by Geoff Lawson. Approval unanimous.

Meeting Adjournment

Motion to adjourn by Rebecca Shaw, seconded by Russ Downey. Approval unanimous.

Meeting ended 8:08 p.m.

Minutes submitted by Gregg Sales, Secretary.

er, they had a great time walking up the middle of Congress Avenue.



Pack 82 Christmas Tree Recycling Service Project

By Jim Bateman
SHHOA Vice President

The air was filled with the smell of evergreen and the sound of the wood chipper grinding used Christmas trees into useful mulch. Every January, Pack 82, chartered to the Shady Hollow MUD, provides this tree chipping service to the community.



The scouts had a fun time dragging the trees around and they made sure that the parking lot was clean afterwards. Community service is a big part of the Scouting program, and Pack 82 is proud to be part of the Shady Hollow community.

Pack 82 in the Report to State Parade

By Jim Bateman
SHHOA Vice President

Saturday February 4th started out cold and wet, but the air was filled with music and cheering as Scouts of all ages paraded up Congress Avenue in the Report to State Parade, a statewide Scouting event that precedes the Governor's speech in the Capitol. Pack 82 Cub Scouts enjoyed the unique opportunity to be part of the spectacle. They rallied on the south steps and had the opportunity to tour the Capitol. Despite the weath-

Shady Hollow Highlights

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Editor:

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Article & Ad Deadline:

Last working day of the month



The MUD Board held its regular monthly meeting on January 3, 2016 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

Deputy Rush presented the monthly Constable’s report. He reported the new Precinct 3 Constable Stacy Suits had been sworn in. He also reported December had generally been a quiet month, with lots of fireworks on New Year’s Eve.

Mr. Haag updated the Board on the status of the District’s rate complaint against the city.

The Board reviewed and approved the District Investment Policy (no changes) and the Identity Theft Prevention Program (no changes) for 2017.

Ms. Wheeler reported Environmental Survey Consulting would be mowing later in the week in the SHW nature preserve / drainage area, including the area around the school bus stop on Lost Oasis Hollow.

The Constable’s report for January included the following:

- ▶ worst of the speeders: 47/30 (Green Emerald); community contact – spoke with individual residents regarding community concerns (on-going); met with resident asking about RV that had been parked at the park for several days (Capistrano Park); person driving moped on sidewalk asked to get off the sidewalk & drive his vehicle in the street (Brodie/Capistrano); red-tagged vehicle – owner requested vehicle be towed to another location rather than impounding (Tecate);
- ▶ suspicious vehicles: white mustang at end of Squirrel Hollow; man sleeping in van in Valero parking lot asked to leave property (Slaughter/Brodie); parked RV (Edwards Hollow); vehicle not found (Shady Valley); service worker-checked ok (Ft Worth Tr);
- ▶ **assist TCSO:** domestic disturbance (Sabinal Mesa).



Spring is just around the corner. Time to think about your landscaping – the City of Austin’s website has information about the **Grow Green** program. **Grow Green** landscapes require less water and fewer chemicals, are deer resistant and child friendly, and look fabulous! Visit www.growgreen.org for more information, including a link to a guide to native and adapted plants (with color photos) -

http://www.austintexas.gov/watershed_protection/publications/document.cfm?id=198301 .

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.

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 play-groups 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.

City of Austin Annexation of Shady Hollow

By Jim Bateman
SHHOA Vice President

The Shady Hollow HOA Board of Directors created an Annexation Committee in 2016 to do the following:

- (1) To research and provide to the Board information on the annexation of the Shady Hollow neighborhood by the City of Austin on the members of the SHHOA.
- (2) To consider and recommend to the Board appropriate policies and actions that are in the best interest of the members of SHHOA due to the annexation of the neighborhood by the City of Austin.

Annexation - Basic information

City's Plan: Full annexation in 2020

City of Austin website regarding annexation may be found here. [City of Austin Annexation website](#)

The Texas statute regarding annexation is in Chapter 43 of the Local Government Code which may be found here [Annexation Law](#)

(1) Areas outside a municipal utility district (MUD). Loc. Gov't Code §43.0562 - annexing areas outside district. County Commissioner's Court appoints 5 members to negotiate on behalf of areas in county outside the MUD.

(2) Areas in a MUD - Loc. Gov't Code §43.075

County EMS/Manchaca VFD Fire protection services will be provided by the City

County street services will be provided by the City.

Shady Hollow MUD provides water and sewer services to Shady Hollow residents. The MUD's facilities and water and sewer services will be taken over by the City. The following information was provided by the Shady Hollow MUD in February 2016 and, according to the MUD President, it is still current.

Report to SHHOA

February 18, 2016

The 2015 tax rate was reduced from .0493/\$100 to .0489/\$100. City of Austin (COA) tax rate is .4589/\$100

As of June 12, 2016 the COA Fire Department will fully occupy the fire station on Brodie Lane. They will staff a full time (24/7) Engine Company. They will have a minimum of 4 Firefighters at all times. They will also be housing a brush truck.

The Engine Company is the emergency response unit. It is a single vehicle generally referred to as a pumper. Its mission is fire suppression and emergency medical response. The ambulance will come from ESD 5 Station 501 on I 626.

The COA will be paying the \$50,000 annual rent to the SHMUD.

City of Austin Annexation of Shady Hollow cont.

Continued from pg. 6

Annexation

The SHMUD will convey ownership of the Water and Wastewater System to the COA on April 2, 2018.

On December 15, 2020, all land in the district will be annexed by the COA.

Annexation of SH Sec. 1 & 2, The Estates of Shady Hollow, the Enclave of SH, and Shady Hollow West will be annexed simultaneously.

Outstanding Bonds are \$2,685,000

The COA will start the three-year annexation process in December 2017 for areas that are not in the SHMUD.

COA will draft and present a service plan at scheduled public hearings within 2018.

Following the public hearings, the County will appoint 5 representatives to meet with the COA and negotiate/revise the service plan.

Services requiring capital improvements may take longer to be available, as the City cannot start construction until the area is actually in the city limits. There will be easements and designs to work out, so it could be several years after annexation before the central sewer is operational.

The city's part of the improve-

ments involves work to be done in the right-of-way or easement. Individual homeowners would be responsible for any work performed on private property.

There is **NO REQUIREMENT** to connect to a new sewer. Under the utility's current policy, people are encouraged to connect by waiving certain fees for the first two years after annexation or for two years after a new line is completed.



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.
- ▶ 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!

Welcome New Members!

Mark Luffel & Diane Ascarrunz
3302 Spotted Horse Trail

Please come to the office to 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.



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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