



# Highlights

Shady Hollow  
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

## 2024 Annual Meeting and Board of Directors Election

The association's annual meeting is the best opportunity for you to learn about this year's activities and get caught up on everything happening in our community. The meeting starts promptly at 7pm on February 22<sup>nd</sup> at the Shady Hollow Community Center. Here are a few agenda items you don't want to miss:



- Meet the board, committee members and new board candidates seeking election.
- Hear the board of directors' candidate speeches.
- Listen to the Board Treasurer, Geoff Lawson, explain how your assessments are being used and reserves are being invested.

### IN THIS ISSUE

- Page 2 – President's Corner
- Page 3 – Shady Hollow Clubs
- Page 4 – Thanksgiving Kickball Pictures
- Page 6 – January Landscape Tips
- Page 7 – Shady Hollow December Events
- Page 9 – Mornings with Mommy
- Page 11 – MUD Meeting Minutes
- Page 12 – 15 – Board Candidates

*New Year = A New Life! Decide today who you will become, what you will give how you will live.*  
~ Anthony Robbins

**BOARD MEETING**  
Thursday, Feb. 22nd  
@ 7PM  
Community Center  
3303 Doe Run



# President's Corner

By Shady Hollow Board President, Joan Allen



Happy New Year! We survived our first hard freeze and didn't lose power or water! The winter has been a success so far.

A subcommittee of the board has started work on the General Manager Hiring Process to recommend the knowledge, skills, abilities,

and experience needed for the position and to recommend how and where to solicit qualified candidates. Once the process is approved, the community will be invited to participate in the hiring process.

The office has received a number of complaints about the noise, disruption, and damage of dirt bikes and other motorized vehicles on HOA property at the Community Center and near homes by the green belt. While not all the riders are Shady Hollow residents, we ask parents to remind their riders that the City of Austin prohibits dirt bikes in the green belt. The HOA will be posting signs with the same prohibition at the Community Center entrance to our Slaughter Creek property. If these vehicles are seen in the city green belt, residents can call the City of Austin at 311 to report the violation.

Wishing everyone a healthy and happy new year!



## Reminder:

Assessments for the first half of 2024 are due by January 31, 2024

Please log in and check your balance and/or make your payment online at:

<https://engage.gonumerate.com/s/shadyhollow/>

Please contact the HOA office at (512) 280-6623 or via email at [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org) with any questions.

## Current Board Members

### PRESIDENT

Joan Allen

### VICE PRESIDENT

Russell Downey

### TREASURER

Geoff Lawson

### SECRETARY

Jamie Rygg

David Anderson

Jim Bateman

Jim Downing

Carl Hooker

Mary Ellen Mathis

Bradley Reeves

Jason Zirkle

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## Shady Hollow Highlights

### EDITOR

Rachel Adkins

### LAYOUT

Rachel Adkins

### ARTICLE & AD DEADLINE

Last day of the month

### SHADY HOLLOW HOA

3303 Doe Run

Shady Hollow, TX 78748

O: (512) 280-6623

E: [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org)

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



## SHADY HOLLOW EXERCISE GROUPS

### Camp Gladiator

Join this fun group for an outdoor workout class at the Community Center. Classes are held in lower parking lot:

M, W, F at 8:15 a.m.  
Tues and Thurs at 4:15 p.m.

For more info, please contact:  
sametriawilson@gmail.com

### Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are held in lower parking lot:

Tues & Wed 7PM Saturday  
Cardio at 10AM Saturday  
Dance at 11AM

For more information, please contact Monica at:  
dancewithmonicaatxinfo@gmail.com

### Jazzercise

Light aerobic dance instruction. Adult classes meet in the Community Center:

Mon and Wed at 8 a.m.  
M, T, W, TH, F at 9 a.m.  
M, T, W, TH at 5:15 p.m.  
Saturday at 8:30 a.m.  
Sunday at 4:30 p.m.

For more info, contact Kristin:  
kbtemple1@gmail.com  
www.jazzercise.com

### Yoga

Classes of focused stretches that help you find your inner peace. Adult classes meet in the Community Center

Monday at 8:30 a.m.  
Friday at 8:30 a.m.

For more information, please contact Pam: asana2om@gmail.com

## Shady Hollow Clubs

### Come Join the Shady Hollow Quilt Club

Calling all Shady Hollow Quilters! Join us every 3<sup>rd</sup> Thursday from 1-4 p.m. to engage in various topics regarding quilting. Please bring your project to show and tell and share your skill as a quilter, crafter, or come as a friend. Next meeting February 15<sup>th</sup> in the East Room of the Community Center.



### Shady Hollow Garden Club

Please join us and learn interesting information about landscaping, critters in your yard and great all-around fun tips to make you a better gardener. A monthly class with crafts, presentations and occasional field trips followed by a social lunch.

2nd Wednesday of each month at 10AM Shady Hollow  
Community Center - West Side

For more information or to RSVP, please contact Mrs. Anne Linville  
at: jalinvil@gmail.com or by phone at 512-280-6404

### Welcome New Neighbors!

Christian Ames	11407 Menodora Drive
Alexander Benison	3508 Shady Valley Drive
Stormie Brennan	11412 Esperanza Drive
Salina Merchant & Amber Lackey	4207 Reynosa Drive

## WELCOME TO THE NEIGHBOURHOOD



# 7<sup>th</sup> Annual Thanksgiving Day Family Kickball Game!

By: Tricia Knorr



The Canned Yams emerged victorious in this year's annual Thanksgiving kickball showdown against The Turkey Legs, triumphing with a score of 23-9. The diverse teams included players spanning various age groups, ranging from elementary and middle school students to high school and college attendees, along with parents and grandparents.

The enthusiastic match unfolded in the parking lot behind the Community Center. Each team

donned distinctive colors, with the Canned Yams sporting vibrant yellow and The Turkey Legs showcasing bold red.

A heartfelt thank you goes out to all the participants for their spirited engagement in this festive kickball tradition! We'll see you next year!



# Farewell Constable Rush!



We have been so fortunate to have Mr. Rush as our neighborhood Constable since 2007. He has spent years helping provide a safe place for us to live, while getting to know residents in the neighborhood. While he will be dearly missed by all, we are excited for him to start a new chapter. Thank you for everything you've done for our community!

To the residents of Shady Hollow: When I was hired by Travis County Constable Precinct 3 in 2005, I was proud to be part of a constable's office that was more "proactive" than what is perceived in our line of work. Once I was assigned to your neighborhood in 2007 on a permanent basis, I made sure that I would give full attention to detail showing visibility, traffic enforcement and conducting community contacts with residents. Unfortunately, nothing is permanent and I have to seek a new chapter due to the heavy-duty gear wearing me down. I have a lot of great memories and made some great friends along the way. I will close by saying before my mother passed late last year, she let me know how pleased she was that I found my niche working for so long in the neighborhood—her instilling stability paid off. You all have a fantastic community, and I wish you all the best going forward into this new year and beyond.



Regards,  
Ken Rush



# January Landscape Tips

## Winter Garden Preparation!

By Kim Goyette

Winter is the time to start preparing for spring and if you can't wait to get back to doing yard work, no need to wait any longer. This is an ideal time for many tasks that will help ensure success in your landscape in the upcoming season.

### Irrigation

Automatic irrigation systems for homeowners can be shut off for the season as long as it continues to rain. Be sure to water about 10-15 minutes every couple of weeks if there is no significant rainfall. Plants and turf still require minimal water during the winter months. If you don't intend to utilize your irrigation system, be sure to run it for 3-5 minutes once a month to keep it in working order and to check for leaks or breaks. Remember to water according to current water rules as set by your water supplier.



### Trees

Winter is the best time of the year for pruning of Oak trees to prevent possible spread of Oak wilt. Remove deadwood, crossing branches, and raise canopies as needed. Use pruning paint on all cuts greater than 1" in diameter. Complete all tree pruning before the trees come out of dormancy.

### Ornamental Beds

Cut back perennials to about 2"- 4" above the ground after the second hard freeze of the year. Removing dead wood from some perennials before the last freeze may remove the last line of defense the plant has from lasting frost damage. Cut back ornamental grasses to 10" - 12" above ground.

Fertilize ornamental beds with balanced slow release fertilizer. Look for a Nitrogen/Phosphorus/Potassium ratio of 1-1-1. Deadhead (Pinch blooms off) winter annuals such as Snapdragons, Pansies, Dianthus, and Cyclamen. Fertilize winter annuals with a high Phosphorus fertilizer to keep the bloom cycle going.

Minimize broadleaf weeds using weed controls or hand pull weeds such as Dandelion and Clover. Pre-emergent herbicides applied in February will be more effective if the turf areas are free of weeds. Please try to refrain from using "weed and feed" products as they have been known to have an adverse affect on trees. Begin cleaning up leaves and debris in shrub beds in preparation for February pre-emergent herbicide applications.

After shrub beds are free of weeds and debris, apply pre-emergent herbicide, in February, to minimize weed seed germination. Add enough new bark mulch to maintain a 2" - 3" depth in February or March. (Note: If your property has Live Oak Trees, you might wait until the trees have finished shedding their old leaves to avoid raking/blowing new mulch away).

### Turf

For now make sure to keep the leaves and "winter" debris cleaned up. Do not allow your turf to suffocate under excessive amounts of leaves. This can cause dead areas in your turf. Start planning now for renovation of your lawn if it didn't survive the drought. You may want to consider more drought tolerant grasses and plants.

Consult the City of Austin's website for current watering restrictions. Remember to adjust your automatic sprinklers or manual watering times based on your address. <https://www.austintexas.gov/departments/find-your-watering-day>

# Shady Hollow December Events

## Gingerbread Houses

Thank you, Linda Ray, for once again taking the time to make gingerbread houses for the families in the neighborhood. It is a beloved tradition for many families and is always something to look forward to during the Holiday Season!



## Shady Hollow Holiday Party

This year we were lucky to be visited by Mr. & Mrs. Claus who brought their sleigh to be filled with presents that were donated to Brown Santa! There was also a make your own hot chocolate station, smores and crafts! Thank you to everyone who came to the event!



## 2024 Polar Bear Plunge!

This year, it was a chilly 45 degrees on the morning of the annual Shady Hollow Polar Bear Plunge. The weather may have been cooler than last year, but the water was still 53 degrees. Almost exactly the same temperature as last year! The Polar Bear Plunge continues to be a fun and popular way to start the New Year with 50+ participants showing up to the Capistrano pool. Thank you to everyone who showed up and participated and Happy New Year! If you did not receive your Polar Bear Plunge Certificate, you can come to the HOA office Monday – Friday from 9am-5pm to pick one up!



# Farewell Sam Harper!

By Mike Cain and Kraig Bonzek

As we bid farewell to our cherished neighbor, Sam Harper of Reynosa Drive, we reflect on the incredible journey he and his wife, Judy, embarked upon in Shady Hollow. In January 2024, Sam will be relocating to College Station to be closer to family, marking the end of a chapter that has significantly shaped our community.

Having moved to Shady Hollow in 1987, Sam and Judy witnessed the neighborhood evolve over 36 years. From the initial days when the houses along Reynosa Drive were yet to be completed, and it came to a dead end at Esperanza, their presence has been a constant thread woven into the fabric of our community.

Sam's impact extends beyond the confines of his home, touching various aspects of Shady Hollow life. From his dedicated service on the HOA as both a member and President to his active involvement in the Shady Hollow MUD, Sam demonstrated a commitment to the well-being of our community. His extensive career as a Texas High School football coach in Sinton, Corpus Christi, and Austin High, followed by years working with the UIL, further enriched the lives of those he encountered.

As a loving father to two daughters and a son, Sam, along with Judy, also became grandparents and great-grandparents. Their familial warmth extended to the broader Shady Hollow community, where Sam could often be found engaging in friendly conversations with neighbors or sharing a moment with his favorite dogs on the front driveway.

In the face of the challenges posed by the pandemic, Sam's desire for connection shone through. He initiated the now-beloved "Harper Hours," transforming his front driveway into a haven for neighbors during weekly happy hours. With tales from his football coaching days and glimpses into his extensive travels worldwide, Sam fostered a sense of camaraderie in uncertain times.

We owe Sam a debt of gratitude for his unwavering friendship and the indelible mark he left on Shady Hollow. He truly epitomizes the warmth and friendliness that define our community. Sam, as you embark on your next chapter in College Station, know that you will be dearly missed, along with the cherished memories of Harper Hours. Best wishes for the new adventures that await you closer to family!







## **Mornings with Mommy at the HOA Community Center beginning Tuesday, January 9<sup>th</sup> at 10:00 am**

Caregivers and their children ages 0-5 years are invited to join us on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month from 10:00-11:00 am at the Shady Hollow Community Center for “Mornings with Mommy.”

### **What is “Mornings with Mommy”?**

It isn't a preschool, and it isn't childcare; it's something different. Mornings with Mommy is a fun and easy way for you to enjoy activities with your children and meet other moms (dads, grandparents, nannies -any caregiver can join us!).

### **Think of it as a neighborhood playdate with learning activities, too!**

We'll have age-appropriate activities for infants, toddlers, and preschoolers including arts & crafts, a sensory table, story time, music, educational toys, snack time, and play. The program is run by volunteers (and the Shady Hollow HOA Board of Directors has graciously allowed us to use the facility), so the only cost is \$5 per family per session to reserve a spot and pay for yummy snacks and craft supplies.

### **Playing is learning!**

Children love to play. They naturally pour all their attention into play activities. When we can guide that energy with educational themes and group interaction amazing things happen. And at Mornings with Mommy, you will be there to share in your child's discovery!

### **Mornings with Mommy's teacher**

Becca Backhaus lives in Shady Hollow. She's Mom to 4 wonderful adult children and a (young) retired teacher with experience in early childhood and elementary education.

### **Sign-up**

We're limited to how big our group can get, so please sign up so we can save you a spot. To register, please email Becca at [becca6jo@gmail.com](mailto:becca6jo@gmail.com) or call or text her at 414-539-2357. You're also welcome to reach out to her if you have any questions or would like more information.

Educational playdates for  
children & their caregivers.

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## Shady Hollow Area Resident Todd Munsinger, Owner

Longtime south Austin resident, Todd Munsinger, has lived in the area since 1990, and in the Shady Hollow area for the last 17 years. Todd doesn't just build roofs, he has also built a reputation as a premier Austin area residential roofer.

If you are looking for a professional roofing company in the Shady Hollow area to inspect, repair, or replace your home's roof, you don't want to entrust this critical component to just anybody.

Todd and his team will devote the same care and attention to your family's roof as they would their own.

[WWW.DBROOFS.COM](http://WWW.DBROOFS.COM)



# SH MUD Meeting Minutes Nov. 7, 2023(draft)

**Date:** November 7, 2023 6:30 pm

**Persons present:** Michael Tomme, President; Sam Harper, Vice President; Adam Hughes, Secretary; Russell Downey, Treasurer; and Kimberli Schiess, Assistant Secretary; William Swanks, District General Manager; and Zachariah T. Evans, District Attorney.

**Citizen communication:** none

**Constable report:**

**Discussion of any necessary action regarding law enforcement matters:** Chief Deputy Medrano updated the Board on the Constable's Office's operations within the District. The Constable's Office will be rotating deputies throughout the District in varying shifts. The Constable's Office is actively seeking to recruit new deputies, but finding candidates has been difficult.

**Traffic enforcement signage and related matters:** Mr. Evans reviewed Licensing Agreement and he did not see any provision that would be problematic for the District if the County were to allow the HOA to assign the Licensing Agreement to the District. The Board directed Mr. Evans to begin discussions with the HOA and the County about the District taking over the installation and eventual maintenance of the Speed Signs.

**Directors' reports regarding general District business:** Director Tomme reported that he spoke with the President of the Shady Hollow HOA about forming a joint committee to examine law enforcement services within the District. However, no committee has been formed to date and the HOA is unable to commit to cost sharing or providing other revenues for law enforcement services at this time. Director Tomme indicated it might be more productive for the Board to form a subcommittee of its own, with the Board appointing other interested citizens from within the District.

**General Manager's Report:** Mr. Swanks provided the General Manager's report, indicating that operations and finances were typical over the last month. He also reported that TUMCO identified and repaired a waterline leak at Doe Run and Shepherd. He said that TUMCO performed repairs on the Lost Oasis lift station, totaling approximately \$6,000.00.

**Engineer's report on District facilities:** none

**Attorney's report:** Mr. Evans asked if the Board could move monthly meetings to the third Wednesday of each month, beginning in January 2024. The Board said yes. Mr. Evans said he would include a corresponding agenda item for the Board's December meeting.

**Next Board meeting:** December 5, 2023

# Shady Hollow 2024 Board Election

The 2024 Annual Meeting for the Shady Hollow Homeowners Association is scheduled for Thursday, February 22, 2024 at 7 p.m. We are excited to welcome our guest speaker District 47 Rep. Vikki Goodwin. The election of members to the Shady Hollow Board will be held and results of the election will be announced at the meeting. A state of the union address from our current Board President and Treasurer will also be provided. The annual meeting notice and election materials will be arriving in your mailbox soon- we ask for your participation by casting your vote for this important annual event. Please review the board candidate biographies listed here and we look forward to seeing you at the annual meeting!

## 2024 Shady Hollow Board of Directors Candidates

### Cynthia King



Senior Vice President, Physician and Employee Solutions at PRC

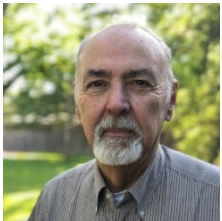
[www.PRCExcellence.com](http://www.PRCExcellence.com)

Dr. King is dedicated to uncovering the underlining and evolving fundamental needs that drive workforce engagement. Her research has found that employees' perceptions and well-being improve when they are provided interpersonal and workplace support. Cynde's research background along with her dedication to improving overall work experience make her a strong

asset at PRC.

As Senior Vice President of Physician and Employee Solutions for PRC, she leads the Physician and Employee Engagement division and is responsible for the development of the Engagement Index used to help healthcare organizations find effective and meaningful ways to engage employees, physicians and caregivers in their overall culture. Considered an expert in Action Planning for Excellence, she is an accomplished speaker and published author. She received a PhD in Educational Psychology with a specialization in Learning, Cognition, Motivation and Instruction and an MA in Program Evaluation from the University of Texas at Austin.

### Russell Downing



I am Russ Downey and I have been a resident of Shady Hollow, Section 3B since 1994. I am a retired State employee and retired Army veteran.

I am currently serving on the Board of Directors and have done so for the last 14 years. I would like to continue to serve our community. As a member of the Traffic Committee, I worked to

reduce traffic on Brodie Lane and to have SH 45 constructed. I currently serve as the Shady Hollow Board Vice President, Chair of the Community Center Committee, and member of the Welcome Committee. I have also been the coordinator of July 4<sup>th</sup> festivities and most recently the 2019 Grand Marshal of the Fourth of July Parade. Should I remain on the Board, I will continue to develop neighborhood spirit and support of our community through my volunteerism efforts.

### Michael Sanchez



Michael Sanchez and his wife, Kelly Sanchez, were born and raised in South Austin where he graduated from Bowie High School in 2001 as captain of the varsity soccer team. He spent his adolescent years riding bikes, playing sports, and making friends in Shady Hollow. After graduating from Boston University in 2008 Michael and Kelly spent some years exploring North

Austin before prodigally returning to South Austin in 2015. For the next six years Michael and Kelly worked towards the goal of purchasing and raising their family in Shady Hollow; the BEST neighborhood in South Austin. The dream was realized in the Fall of 2021 when they became official residents of this neighborhood they have loved so much for all these years.

Michael has extensive experience in affecting positive change in volunteer work and in his professional career. Prior to transferring to Boston University, he served as President of Student Government at Austin Community College where his administration was successful in implementing health insurance options for students. He was also a founding member, co-chair and wrote the charter for the City of Austin Mayor's Council on Student Affairs. The council was charged with making recommendations to the mayor on how best to improve the quality of life for students in Austin.

In his professional career, Michael has focused his skillset on scaling and maximizing revenue in the legal industry via business modeling, and structure/institution creation. He likes to refer to his knowledge base as, "the boring stuff that makes and sells the stuff." In the fifteen years that he has been in the industry he has worked at only two firms choosing the ethos of dedication, loyalty and integrity versus "going where the wind blows". Currently, Michael works for KRW Lawyers which is a nationally recognized law firm. During his tenure thus far, KRW Lawyers has realized the introduction to 7 new national markets and a bolstering of internal efficiency standards.

Throughout his career, Michael has been a lead member of his soccer teams, his volunteer work, and in his professional career. He now looks to use his leadership and skillsets for the betterment of Shady Hollow in general, and the HOA Board more specifically. One major endeavor Michael is motivated to pursue is creating more revenue generating ventures for the neighborhood. Projects with the ability to pay for and sustain themselves allow for more ambitious projects to be realized. If successful, revenue generating projects may also slow the pace of HOA fee increases.

Supported by his family, and encouraged by his neighbors, Michael Sanchez is motivated to work towards a new Golden Age for Shady Hollow and its residents.

### **Jim Downing**



I'm Jim Downing, a two term director of your Board of Directors seeking a third term to finish some ongoing projects. I strongly believe that the quality and quantity of amenities directly impacts the value of our homes and the community as a whole. During the past three years I have served as chair of the Long Range Planning Committee where I have put my belief to practice. I have managed a number of projects for Shady Hollow including the clarification of our rights within the vicinity of Slaughter Creek, the construction of the highly popular dog park in SH West and the totally renovated cabana at our community pool. Projects yet to finish include a lighted fountain in front of the Community Center and the renovation of the old basketball court behind our new tennis and pickleball court. Other projects I have proposed include a community garden, "sand lot" volleyball court, frisbee golf course, gazebo with a picnic table west of the Community Center, and several other lesser amenities improvements. My wife Ann and I have lived in Shady Hollow since 1975 and raised our kids here. Our 5 grand kids and one great granddaughter all live here in the Austin area. I grew up in the RGV, came to UT and graduated with degrees in mathematics, worked for several hi-tech companies mainly on classified military projects until I formed my own company Zycor in 1979. I'm also a founding member of the Shady Hollow Homeowners' Association, the origin of

our current SHHOA. If you believe as I do that community amenities are important then vote for me. It has been an honor to serve during the past four years and look forward to continuing this service.

### **Carl Hooker**



My wife and I moved to Shady Hollow in 2010. Since that time we have raised three daughters who have all attended Baranoff elementary and now our oldest is a Bowie Bulldawg. We are active members of the Shady Hollow Stingrays with my wife serving as Treasurer on the Stingray board. In July, I was added to the amazing Shady Hollow HOA board. In my short time on the board I have worked on improving transparency and communication between the board and the community. Posting informative and somewhat entertaining updates on Facebook and sharing news with neighbors at community events is just one step. I've also worked on getting the board meetings put online via video and began the process of electronic voting in future elections. All of this is done with the sole purpose of getting more members involved and engaged in the community and the board process. I'm running again as a board member to continue to build community engagement, improve communication, modernize the election process, assist with the hiring of our next General Manager, and work with the MUD to improve several traffic concerns. Thank you for considering me as your representative!

### **Sarah Lear**



I am thrilled at the chance to run for the Shady Hollow Board and give back to the community where I've lived, in total, almost 30 years of my childhood and adult life. Growing up in Shady Hollow in the 80s, my childhood memories are woven into the fabric of this neighborhood. After college, my husband, Adam, and I intentionally chose to settle back in Shady Hollow, where we both grew up. We have lived and raised our three children here, for the past 17 years.

I have a deep connection to the community, having coached the Stingrays for 6 seasons (1998-2003) and later becoming the Head Coach of the neighboring swim team, the Barracudas, where I've coached for the past 18 seasons (2005-present). Beyond swimming, I've initiated fitness classes (Shady Hollow Sweat Camp) and organized community events like the Shady Hollow Turkey Trot. Family ties run strong here with both Adam's and my extended families residing in and around Shady Hollow. All three of our children and 13 nieces and nephews have attended our local schools, Baranoff, Bailey and Bowie over the past 15 years.

Outside of coaching the Barracudas each summer, I work full time in Talent Acquisition at an Austin-based tech company. At this time in my life, I am eager to give more time and contribute to the growth, development, and preservation of Shady Hollow. My unique perspective as someone who grew up here, raised a family here, and actively participated in community organizations and events positions me well to serve on the Shady Hollow Board. My commitment is to ensure this neighborhood remains a haven of friendship, safety, service, and joy for generations to come.

### **Jim Bateman**



I have served on the Shady Hollow Homeowners Association Board of Directors for the last eight years, including three years as the Vice President and one year as co-secretary. During that time, I chaired the Annexation Committee and was successful in pushing legislation that assured Shady Hollow residents the right to vote on the City of Austin's proposed annexation of Shady Hollow. I am proud of the way that our neighborhood came together to fight for our

neighborhood's right to vote on annexation. Most recently, I have chaired the Policy Committee, and I would like to continue to contribute to the HOA.

My family and I have lived in Shady Hollow since 2001 and love this neighborhood. My wife and I and our three sons have enjoyed the excellent schools and neighborhood facilities, and my sons have participated on the Shady Hollow Stingray Swim Team and the Scouts BSA programs sponsored by the HOA. I continue to volunteer my time to help the Scouts.

I have worked as a lawyer for State of Texas agencies for 31 years, with experience in environmental law, water and sewer utilities, gas utilities, public finance, and transportation. I am currently working for the Texas Department of Transportation, where I advise in the financing of transportation facilities. I will use my experience to help keep Shady Hollow the best neighborhood in Austin.

### **Matt Mitchell**



Matt Mitchell, his wife Dawn Mitchell, along with two daughters Vivienne and Sloane have made Shady Hollow home since 2013. Prior to that Matt and Dawn met in Austin in 2003 and haven't considered moving since. Looking for their "forever" home with Sloane soon on the way in 2013, Shady Hollow was a perfect fit with the coveted combination of community, schools, and safety.

Most bios talk about a person's work history, and this one will be no different. Why that is important here is how it relates to the job at hand and how Matt can be a servant of the community. From helping support his mom and brother raising 450 angus cows, learning an entirely new career in construction, then managing a North American sales team as a Vice President in oil and gas. Each one of these roles are vastly different but the key to success is listening to needs and solving them with respect and professionalism. There is an acute similarity here in Shady Hollow where this background can help bring together groups of different generations, backgrounds, requirements, and schedules.

There is a legacy to protect in Shady Hollow and a future that must be prepared for. Matt is honored and excited for the opportunity to be a servant of this neighborhood and be a representative that will make every member proud.

# Shady Hollow Homeowners Association

October 26, 2023 --DRAFT--

## Board Members Present:

Joan Allen, Geoff Lawson, Jamie Rygg, Jim Downing, Mary Ellen Mathis, Carl Hooker, Bradley Reeves

## Staff in Attendance:

Rachel Adkins

## Board Members Absent:

David Anderson, Russell Downey, Jim Bateman, Jason Zirkle

## Others in Attendance:

Mandi Hooper, Drew Teague, Steve Hinojosa, Brian Fall, Sasha Haagensen, Jayson Dotzenrod, Becca Backhaus, Aaron Vollmer, Michael Sanchez

## Legend

CC – Community Center

HOA – Home Owners Association

GM – General Manager

**Meeting Start:** 7:03 p.m.

## Current Agenda

MOTION to approve the current agenda by Mary Ellen Mathis, seconded by Carl Hooker. Approval Unanimous.

## Previous Minutes

MOTION to approve the amended minutes by, Jim Downing, from September 28, 2023 by Bradley Reeves, seconded by Geoff Lawson. Approval Unanimous.

## Citizen Communication

Mandi Hooper – Wants to thank the HOA Board for approving the agenda item to have meetings recorded.

**Association Managers Report** – Amy Loughrey (Presented by Joan Allen)

## Administration

- HOA assessment 60 days Past Due reminders were sent out.
- Total Architectural Improvement Permits for 2023 are 95 qty.
- Resale requests for home sales for 2023 are 27 qty.
- Total receivables outstanding as of September 30, 2023, total \$109,546.16

## Shady Hollow HOA – Covenants, Conditions and Restrictions:

- The primary covenant violation is trashcans visible from the front of the home.

## Parks and Common Areas,

### CAPISTRANO:

- Fall weed treatment was applied to all area parks.
- A broken irrigation head was repaired.
- Basketball nets replaced. Happy to report that the basketball area has been left clean by most that utilize the amenity. A vast improvement from one year ago.

### DOE RUN/COMMUNITY CENTER:

- The Doe Run sport court is continuing to see great use by many members. Pickle Ball is doing well in Shady Hollow.
- The Doe Run Park has lost a tree that was donated to the community center last year. We are working with the tree vendor to have a new tree for the upcoming holiday season so that we may have the Second Annual Shady Hollow Tree Lighting.
- We still have not begun the installation of the fountain at the front entry sign to the community center.

### SH WEST/GATLING GUN PARKS:

- We are still working on constructing more new benches for the toddler park from the design concept that was provided to us by Eagle Scout, Shugart, earlier this year.

### CAPISTRANO POOL:

- We have recently closed the pool for repairs to the pool pump. The repairs are anticipated to be completed this week.
- Adult Swim will continue through October 31, 2023. We are considering extending to provide use for the two weeks of adult swim that were missed during pump repairs.
- Fire extinguishers were inspected.



## **SPECIAL EVENTS:**

- We are busy planning and preparing for the 2023 Shady Halloween Spook Trail! The event will be held in the Gatling Gun Park on Saturday, October 28<sup>th</sup> from 7-9 pm. We are looking for volunteers to assist with set up, clean up and the tour along the spook trail. Please reach out to our office manager, Rachel Adkins, to volunteer – [officemanager@shadyhollow.org](mailto:officemanager@shadyhollow.org). Thank you to Jamie Rygg, Event Chair, Rachel Adkins, Coordinator Extraordinaire, The Adkins Family, and all of the wonderful volunteers who have worked hard to make this event happen. We look forward to seeing everyone.....scream!!!!
- The annual Turkey Trot in Gatling Gun Park is scheduled for Thanksgiving Day starting at 8AM followed by the annual Thanksgiving Kickball Game at the Doe Run Community Center. Both events are family friendly and open to everyone in the community. Please see the newsletter online for more details.

**We have moved the SH Board of Director's November 2023 meeting to Thursday, November 30<sup>th</sup> to avoid conflict with the upcoming Thanksgiving holiday. All other board meetings will remain scheduled for the fourth Thursday of the month. Mark your calendars!**

## **October 2023 Treasure's Report – Geoff Lawson**

### **Bank accounts/Balance Sheet**

- Our register balance in our Chase Bank operating account as of 9/30/23 was \$406,782.35. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm.
- Our reserve accounts as of 9/30/2023 held \$143,370.83 in our Chase Reserve Account and \$218,801.39 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$362,172.22. We transferred \$9,308.00 from our operating account to our reserve account at Chase Bank in accordance with the funding plan detailed in our Jan 2021 reserve study.

### **Revenue**

- On a Cash Basis presentation, total revenue for the month ending 9/30/2023 was \$17,301.74 versus budgeted revenue of \$54,918.75. This variance was largely the result of greater than expected assessment collections in previous months.
- Overall, net income for the month of September 2023 aggregated to -\$45,284.16 versus projected net income of -\$1,388.52.
  - Transfer fee and resale certificate revenues continue to decline with the overall increase in interest rates (\$1,100 actual versus \$2,800 budgeted for the month).

### **Expenses**

- Professional services expenses (category 60300) were under budget for the month (\$3,377.25 versus a budget of \$4,625.00) which relates to lower than projected legal expense (\$2,306.25 actual versus budget amount of \$4,000.00)
- Subscriptions (category 60510) was higher than projected (\$3,256.52 actual versus \$1,200.00 budgeted) since some subscriptions were prepaid.
- Repair and maintenance pool (category 70020). Total repairs and maintenance were (\$5,172.28 versus \$3,386.50 budgeted). This is result of higher than budgeted expenses for pool cleaning and chemicals.
- Lifeguard Salaries (category 70120) were higher than budgeted (\$7,930.78 versus budget of \$6,050.00) since we paid more per hour than was originally budgeted. We don't know what the City of Austin and other HOA's are going to be paying until long after the budget is finished.
  - Capistrano Park – other miscellaneous landscaping (category 81030) was (\$2,300.00 versus a budget of \$1,000.00). This relates to unplanned cutting and removal of trees and branches at the pool.

### **MRI Expenditures**

- MRI expenses – There were no MRI expenses for the month of September.

### **Committee Report**

1. Executive, Joan Allen – Did not meet. Gave update regarding previous General Manager.
  1. Geoff Lawson, Mary Ellen Mathis, and Jim Bateman went to the court hearing for our previous General Manager. The attorney for the previous GM did not show up and the hearing has been moved to November 29<sup>th</sup>.
  2. The Stingray board signed a new contract with the HOA for the upcoming year.
2. Finance, Geoff Lawson – Did not meet. Will meet next week.
3. Policy, Jim Bateman – Did not meet
4. Community Center, Russell Downey – Did not meet.
5. Parks and Recreation – Jim Downing – Did not meet, but wanted to report that there were very small puddles on the courts, and the deepest water was along the perimeter and not the court itself. The French drain worked, as it should.
6. Pool, David Anderson – Absent from meeting.
7. Events, Jamie Rygg – Did not officially meet yet, but we are planning for our next big event, Halloween.
8. Traffic, Carl Hooker – Did not meet. Will meet next week.
9. Architectural Control, Jason Zirkle – Did not meet.
10. Welcome, Mary Ellen Mathis – Did not meet.
11. Long Range Planning – Jim Downing – Did not meet. Will meet on November 9<sup>th</sup> at 7:00pm. Agenda items to include: changing amenities, mans to increase new membership, adding new amenities, and how the HOA promotes itself. Willing to consider other items to discuss.
12. Ad Hoc Dog Park Committee – Tom Ennis – Did not meet.

### **NEW BUSINESS**

- Review and discuss recommendation to utilize electronic voting for board elections.
- In an effort to expand the opportunities for our members to vote, we should investigate what electronic voting options we have.
- Carl Hooker reached out to enumerate platform that runs our portal and they have a way to do a "survey" that isn't anonymous o only members with log-ins could vote. Carl suggests we test this system out before the next election.
- By laws and policies regarding electronic voting were discussed, and none say we cannot implement electronic voting.
- Preliminary search for a marketing firm to do the electronic election for the HOA shows an approximate cost of \$3500.

- *Concerns include: some elderly may prefer paper ballots, proxies and how they would be handled, cost to utilize a new system, sharing log-ins or voting multiple times, resources to implement the new system.*
- *More information and discussion is needed.*
- *No Motion made at this time.*

**OLD BUSINESS**

*None*

Break at 8:00pm

Adjourned to executive session at 8:07pm

**EXECUTIVE SESSION ITEMS**

- *Update on collections, covenant violations, personnel, and litigation (May take up in open session)*

*No Motions made regarding executive session items.*

Back in open session at 8:38pm

**MEETING ADJOURNMENT**

- *MOTION to adjourn by Jamie Rygg, seconded by Jim Downing. Approval Unanimous.*

Meeting ended 8:38 pm

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Minutes submitted by Jamie Rygg, Secretary

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SHHOA President, Joan Allen

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SHHOA Secretary, Jamie Rygg