



Shady Hollow Highlights

The Official Publication of Shady Hollow Homeowners Association

November 2017

NEXT Board Meeting
7 p.m. Thursday
December 14
Community Center
Members encouraged to attend.

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Shady Hollow HOA

HOLIDAY Festival

**SATURDAY, DECEMBER 9
@ 4-6 P.M.
AT THE COMMUNITY CENTER**

Featuring:

Pony Rides • Inflatables
Microbrew Tasting
Live Music • Holiday Hayride

Food truck:



PLUS

Bring your own camera for
FREE Photos with

Santa & Mrs. Claus

HelloNabr
Building relationships one neighbor at a time.

Email Newsletters

Almost 1000 members receive their newsletter by email.

Why?

▶ You will receive your newsletter earlier.

▶ You can access the links in the newsletters.

Go to www.shadyhollow.org and request login access.

Why We Have an ACC Review Process

Like many community associations, we have a set of written design review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why are do we need processes and guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same

criteria.

Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of



your application and their decision-making.

In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.



COME JOIN US FOR SHADY HOLLOW'S ANNUAL HOLIDAY OPEN HOUSE!

Saturday, December 9th, 4-6pm at the Community Center.

Santa and Mrs. Claus will be hosting an evening filled with holiday cheer for community members of all ages. There will be a hayride with caroling, pony rides, micro-brewery tasting, holiday crafts, bounce houses, a band, refreshments, a cinnamon bun vendor and more!

We will be collecting donations of money and unwrapped toys for Brown Santa at the door. Brown Santa gives toys to children who are less fortunate. The ages range from 0-16.



WE WANT YOU!
2017 SHHOA Board of Directors elections are right around the corner!
Look for more information in the December Highlights.

Urban Gardening Basics

As the bleak cold of winter finally breaks and signs of spring begin to pop up all around, thoughts of vibrant flowers and lush vegetables are on gardeners' minds. For those green thumbs living in tiny quarters, an impressive garden may seem unattainable. However, many are turning toward urban gardening, bringing plant life into unique spaces and growing gardens in every nook and cranny. These miniature Edens bring great natural beauty and help reduce our carbon footprints. As more people move to urban areas, urban gardens are becoming more popular, and encouraging those who have never planted to go dig in the dirt to see what comes up. While urban gardening does have its challenges, we have a few tips on how to overcome them to bring your small garden into full bloom.

Know Your Plot

Before you go on a planting spree, take the time to plan out the logistics of your garden. Will it be in your back yard, on your porch, on the roof, on a window sill? Is your intended spot part of the association's common ground? Check with the association before you start.

How much direct or partial sunlight does that area get, and is that the right amount of sunlight for your plants? Is your space large enough to house the plants when they're full grown? And, if not, do you have a bigger space where you can relocate them? Will you be doing container gardening, or will you be planting in the ground? What steps do you need to take to get your soil ready for planting? Answering these questions is important before you begin gardening, as the different environments will affect your plant life. Having a plan can help you avoid unnecessary chaos.

Know Your Plants

All plants aren't created equal, and knowing which will best suit your urban garden is a must for robust growth. Often, urban gardeners will be restricted by space or the need to plant only in containers. They will also need compact plants that can thrive in those conditions, such as herbs, tomatoes, peppers, marigolds, zinnias and the like. And be sure to know what your plants need, such as when and how deep to plant them, as well as how much light and water they need. Also, will they need to be started as seedlings under a grow light until they're hearty enough to go outdoors, and what mixture of soil do they need to flourish? Being ready to address your plants' needs is an important step in making sure they grow to their full potential.

Know When to Transplant

Container gardeners will need to be vigilant about making sure they transplant their plants into the right containers as they grow. If your plant is in a container that's too small, the roots will become restricted, causing the soil to dry out quicker, so you'll need to move your plant to a roomier home. Be careful, though, not to use too large a container, as the roots won't be large enough to suck up all the moisture in the soil, which can lead to root rot. A good rule of thumb in choosing the right size container is to make sure your plant is neither overflowing or dwarfed by the container, and that there's a few inches of dirt that can be seen around the plant. So the next time your plants hit a growth spurt, make sure they have the right amount of space to live comfortably.

Get Creative

The best part about an urban garden is that you can set it up anywhere and make it anything you want. Your garden can be in places like your patio, your front door steps or anywhere else good sunlight hits—and the association permits.

SHHOA Calendar

NEXT SHHOA Board Meeting (CC)
7:00pm Thu, Dec 14

SHHOA Holiday Festival (CC)
4-6pm Sat, Dec 9

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

Mary Ellen Mathis

Russell Downey

Anne Weitzman

Susan Morey

Mike Wilson

Dave Elizondo

October 19 Board Meeting Minutes

Board Members Present

Jim Bateman, Mike Cain, Russ Downey, James Elizondo, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Susan Morey, Gregg Sales, & Mike Wilson

Staff in Attendance

Darin Laracuento

Board Members Absent

Ann Weitzman

Others in Attendance

Sherry Cardwell

Meeting start

7:02 pm

Current Agenda

MOTION to approve the current agenda by Susan Morey seconded by Mike Wilson. Approval unanimous.

Previous Minutes

MOTION to approve the September minutes by Russ Downey seconded by James Elizondo. Approval unanimous.

Citizen Communication

Sherry - Concerns about yard upkeep. Would like to find a way to encourage residents to keep yards in better conditions. There was a suggestion to allow residents to pay our HOA contracted yard company to cut branches over sidewalks on a pre-specified day.

Managers Report

Reviewed the following:

Office

The newsletter went out on time.

Finance

We are \$1,679 user budget on the month and \$2,039 under budget on the year as a whole.

Expenses remain \$2,300 under budget on the year to date total.

Assessment collections are \$18,900 behind but we have collected \$10,400 more than expected in September. Last year at this time we were \$41,300 behind.

Our auditors, Reynolds and Franke has a few questions and request but should have the audit completed by Friday.

Deed Restriction Violations

Total violations contacted during the month - 109. Resolved as of today's meeting - 93.

Pool

We are currently gathering information for possible work to be done on the pool in 2018. After we have hear from all parties involved the pool committee will meet to discuss the actual scope of work that will be bid out.

The pool will close down on October 31st.

Parks

Beside the regular maintenance for normal wear and tear in the parks, we have installed a screen between the tennis court and the playground at Capistrano Park to try to reduce the amount of gravel that is thrown on the courts. We are having the service look at the sprinkler system at Gatling gun Park.

Community Center

After normal wear and tear we have had the carpet professionally steam cleaned.

Special Events

National Night Out was not well attended due to weather.

The Halloween Party will be on October 28th.

Treasurers Report

We expect to have \$236,000 in our reserve account by the end of the year.

We determined that we have 40 properties that were assumed to be paying dues but where in fact owned by the HOA and were not dues paying properties.

Continued on page 7

Shady Hollow Highlights

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www.shadyhollow.org

Editor:

Mike Cain

Production:

Darin Laracuento

Article & Ad Deadline:

Last working day of the month

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Commercial



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By Cindy Nettles

The MUD Board held its regular monthly meeting on October 3, 2017 at the MUD Office Building, 3910 Capistrano Trail. All directors were present.

The Board discussed the passage of SB6 during the Special Legislative Session. Ms. Johnson updated the Board on legal research being done by McGinnis regarding the impact of SB6 on the District's Strategic Partnership Agreement with the city. The Board then discussed possible legal options available to the District. No action was taken at this time.

Ms. Wheeler reported the repaired River Rock Lift Station pump had arrived and would be installed by the end of the week.

Ms. Wheeler informed the Board that the Texas commission on Environmental Quality had rated the District as satisfactory in its recent Compliance History Report.



The Constable's report for October included the following:

- ▶ minor 2 car collision (Brodie); 3-car collision (FM 1626);
- ▶ complaints regarding abandoned vehicles (Indian Pt, Socorro Ct); complaint regarding dump trucks using Brodie-spoke with construction foreman to advise drivers to take different route (FM1626); complaint regarding barking dogs (no location given); complaint of suspicious person walking in yards-not found (SH Estates); report of suspicious vehicle (Silmarillion); disturbance call-wrecker driver upset other driver got 2 cars from a collision (Silmarillion/Green Emerald);
- ▶ assist TCSO: alarm call (Treadsoft); suspicious person seen walking with 2 bicycles, possibly stolen-not located (Brodie/Green Emerald); report of suspicious person-not found (Eveningstar); assist with traffic backup from train blocking tracks for over an hour (FM1626).

*** Tip for keeping your drains happy & draining - Oil and grease from roasting, frying and baking turkeys, chickens and other meats can clog your drains – and require an emergency visit from a plumber. Scrape the grease and oils into a plastic or glass container with a tight lid, freeze it and throw it away with the trash instead.**

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.

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.

lindaslaterl@mac.com

or text to (512) 809-4280

SHHOA Monthly Financial Snapshot

SHHOA OPERATING ACCOUNT STATUS

MONTH END	STARTING				ENDING	
	BALANCE	DEPOSITS	EXPENSES	TRANSFERS	BALANCE	NET CHANGE
10/31/17	\$107,696	\$12,624	(\$44,101)	(\$7,100)	\$69,119	(\$38,578)
Y-T-D	\$52,208	\$596,645	(\$508,734)	(\$71,000)	\$69,119	\$16,911

SHHOA MRR RESERVE ACCOUNT STATUS

MONTH END	STARTING				ENDING	
	BALANCE	INCOME	EXPENSE	TRANSFERS	BALANCE	NET CHANGE
10/31/17	\$165,064	\$18	\$0	\$7,100	\$172,182	\$7,118
Chase MRR Savings 6610	\$23,763	\$1	\$0	\$7,100	\$30,864	\$7,101
Chase MRR Checking 2895	\$0	\$0	\$0	\$0	\$0	\$0
Compass MRR 2471	\$138,301	\$17		\$0	\$138,318	\$17
Compass MRR Checking 1947	\$3,000	\$0	\$0	\$0	\$3,000	\$0
Y-T-D	\$178,291	\$4,847	(\$81,956)	\$71,000	\$172,182	(\$6,109)

COMBINED ACCOUNT STATUS

MONTH END	STARTING				ENDING	
	BALANCE	INCOME	EXPENSE	TRANSFERS	BALANCE	NET CHANGE
10/31/17	\$272,760	\$12,641	(\$44,101)	\$0	\$241,301	(\$31,460)
Y-T-D	\$230,499	\$601,492	(\$590,690)	\$0	\$241,300	\$10,802

HOLIDAY GIFT IDEAS

-The Socking Stuffer

Includes a European Viking River Cruise Rich In Culture & History

-The Beach In A Box

Includes A Five Star All-Inclusive Beachfront Resort. Flights, Ground Transfers & Fun In The Sun

-Santa's Sleigh Ride

Includes A Magical Visit To Disney In Florida



TravelTK is owned and operated by Shady Hollow resident Tricia Knorr

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Board Minutes Cont.

Continued from pg. 4

Committee Reports

Executive, Mike Cain - No meeting
Finance, Geoff Lawson - Met to discuss the 2018 budget. Three in attendance.
Recreation, Laura Kennedy - Met at Shady Hollow West. Five in attendance.
Community Center, Gregg Sales - Meeting planned for next week.
Welcome, Mary Ellen Mathis - No meeting
Annexation, Jim Bateman - No meeting

New Business

Discuss the 2018 major repair and replacement budget
MOTION to approved an initial \$80,000 for the items of partial deck repair and pool finish which will include plaster and a new pool edge along with necessary plumbing by Jim Bateman, seconded by Susan Morey. Approval unanimous.

Old Business

No old business

Meeting Adjournment

MOTION to adjourn by Jim Bateman, seconded by Laura Kennedy. Approval unanimous.

Meeting ended 8:19 p.m.

Minutes transcribed and submitted by Gregg Sales, Secretary

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.

Leaders can come from different places and backgrounds. There's no one mode that fits all.

**Welcome
New Members!**

Richard Fraedrich
11429 Carnelian Dr.

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

**SHHOA
POOL
Winter Closure**

**Adult Swim
HAS ENDED**

**Thank you for another wonderful season!
See you all next summer!**

Are You Ready for Cold Weather?

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time-sensitive tasks first. Here's a simple checklist from the association to help you get a jump on winter.

Indoor Winterizing

- ▶ Examine doors and replace weather-stripping as needed.
- ▶ Examine window caulking and reseal where needed.
- ▶ Examine and repair vents where needed.
- ▶ Clean chimneys and flues.
- ▶ Remove items near heat vents.
- ▶ Place nonskid runners or door mats outside to help keep water, sand and salt out of the house.

Outdoor Winterizing

- ▶ Cut back tree branches and shrubs that hide signs or block light.
- ▶ Examine outdoor handrails and tighten if needed.
- ▶ Turn off electrical breakers for outdoor equipment.
- ▶ Close hose bibs.
- ▶ Clean out gutters and downspouts.
- ▶ Clear yard drains.
- ▶ Spray outdoor locks and hinges with lubricant.
- ▶ Stake driveway and walkway edges that may be difficult to find under deep snow.

Assemble, stockpile or refresh winter supplies:

- ▶ Batteries
- ▶ Candles and matches
- ▶ Ice melt and deicer
- ▶ Sand
- ▶ Snow shovels
- ▶ Generator fuel
- ▶ Antifreeze