



# Highlights

Shady Hollow  
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

## Happy Fall Y'all!

Now that the temperatures are finally dropping we are officially entering fall! Fall is the perfect season to get involved and join some neighborhood clubs! The Western Trails Garden Club recently had their October meeting and will have their next meeting on November 17<sup>th</sup> at 11am in the West Room of the Community Center.



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If you enjoy learning interesting information about landscaping, critters in your yard, and great all-around fun tips to make you a better gardener, there is also the Shady Hollow Garden Club that meets the second Wednesday of every month at 10am. RSVP by contacting Ann Linville at [jalinvil@gmail.com](mailto:jalinvil@gmail.com). We also have a quilting club that meets every third Thursday of the month at 1pm and a new Morning's with Mommy class that will be meeting at the Community Center! More details on that soon.

A reminder that the pool officially closes for the season on October 31<sup>st</sup>.



**BOARD MEETING**  
 Thursday, Oct. 26th  
 @ 7PM  
 Community Center  
 3303 Doe Run

**Halloween!**  
 October 31, 2023

# President's Corner

By Shady Hollow Board President, Joan Allen



Happy Fall! We've waited so long for some cooler weather, and we are finally getting a taste of fall.

The next community activity for Shady Hollow is our annual Halloween party, which will be held at Gatling Gun Park on

October 28th from 7-9pm. Bring all your ghosts and goblins to the park for fun activities and trick-or-treating. Many thanks to Events Chair Jamie Rygg and her volunteers and our sponsor, Realtor Dena Davis. We can't do it without you. Volunteers are always needed to set up and clean up the area and to perform during the festivities. Call Rachel Adkins, Office Manager, and chief support person, at (512) 280-6623 or email [officemanager@shadyhollow.org](mailto:officemanager@shadyhollow.org) to sign up.

We also want to welcome two new board members to the HOA board, Carl Hooker, whose term expires in February and Brad Reeves, whose term ends in February 2025. We thank them for volunteering to serve.

See you at the park!

*Joan*

## Reminder:

Assessments for the second half of 2023 were due by July 31, 2023

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

<https://engage.goenumerate.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

## Shady Hollow Highlights

### EDITOR

Amy Loughrey

### 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 November 16<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!

Britton Gammons & Mikaela Volpicelli

11402 Aloysia Dr.

Elizabeth & Daniel Serrano

3004 Shoot Out Ct.

## WELCOME TO THE NEIGHBOURHOOD



# October Landscape Tips

## The Fall Weather is Just Around the Corner!

By Kim Goyette

### Turf



Keep up with leaf removal as it occurs. Large number of leaves left on grass can cause disease problems and suffocate the turf, leaving dead spots. Continue mowing St Augustine grass at 3-4 inches and Bermuda and Zoysia a little shorter, and mow as consistently as possible. As the weather cools a bit, the landscape naturally wants to bounce back and begin storing energy for the winter. If you have not done so already you should be in the process

of putting down pre-emergent weed controls on your landscape.

### Mulch

It is time to mulch again. No matter what type of mulch you apply be sure to install between 1" and 2" of mulch depending on existing depths. Keep mulch away from tree trunks and visible root flares to help minimize damage to the tree. Mulch helps to protect against erosion, reduces compaction, and conserves moisture and reduces water use. This mulch will save you much work watering and removing weeds.

### Trees

The dangers of spreading oak wilt decrease dramatically between the months of July and January, so now is an ideal time to prune Oaks as well as most other landscape trees. Some trees are easier to prune after the leaves have dropped, but minor canopy pruning can be done anytime. Keep in mind, when pruning Oak trees, any wound should be sprayed with pruning paint, this will help seal the wound and further help prevent the spread of disease. Also, be sure your pruning tools are sharp. Make sure to disinfect between cuts on different trees, especially oaks, to help minimize spread of disease. Cuts should be made parallel to the branch, and no closer than a quarter inch from the branch.

### Irrigation

Please remember to adjust your irrigation based on your landscape needs. Plants still require nutrients in the fall and winter so if there is not sufficient rainfall, then you may need to supplement with additional irrigation.

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/department/find-your-watering-day>

You're invited !

# SHADY HALLOWEEN

## SPOOK TRAIL



OCTOBER 28, 2023

GATLING GUN PARK, 7-9PM  
TRICK OR TREAT BAGS AND FOOD  
FIRST COME FIRST SERVE

DENA **DAVIS** TEAM  
DAVIS COMPANY REAL ESTATE

MANCHACA OPTIMIST YOUTH SPORTS COMPLEX  
PRESENTS


# FIELD OF SCREAMS HAUNTED HAYRIDE

OCTOBER 28TH 🎃 6 PM

\$10 / includes raffle

2137 FARM TO MARKET 1626, MANCHACA, TX 78652

WWW.MOYSC.ORG

 **Driftwood Builders**  
ROOFING

512-894-0129



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)



# 11th Annual Shady Hollow 5k Turkey Trot Fun Run!

This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

**Date:** Thanksgiving Day, Thursday, November 23rd

**Time:** 8:30am - Race starts promptly at 8:30am. Arrive sometime before that to get warmed up with snacks, coffee and neighborly company!

**What:** 3.1-mile run/walk or 1 mile run/walk (The route consists of a series of loops, so don't be intimidated by the 3.1 miles. You can do as many or as few loops as you want!)

**Cost:** Free! -- However, there will be a donation jar at the race. All donations will go directly to a Shady Hollow area family in need (more info on this coming soon)

**Where:** Race will start and finish at the Gatling Gun Park (11403 Gatling Gun Lane, 78748)

**RSVP:** Registration and RSVP is NOT REQUIRED to race.

**Post Race:** There will be snacks, drinks and neighborly company afterwards!

**Awards:** All finishers 5th grade and younger will receive finisher medals. Special prizes will be given to winners in the following categories:

**T-shirts:** More info coming soon

**Sponsorship Info:** More info coming soon

**Social Media:** Instagram: follow ShadyHollowTurkeyTrot

**Questions?:** Email ShadyHollowTurkeyTrot@gmail.com

## 7th Annual Thanksgiving Day Family Kickball Game

**TIME- 12:15 ON THANKSGIVING DAY**

**LOCATION- SHADYHOLLOW COMMUNITY CENTER**

After running the Annual Shady Hollow Turkey Trot and before the big feast, join us for a family-friendly kickball game! Adults and kids of all ages are welcome!

**TEAM TURKEY LEGS  
&  
THE CANNED YAMS**





# Shady Hollow Yoga

Monday and Friday Morning 8:30-9:30am

All levels of experience are welcome to join!

Build strength and flexibility, calm your nervous system, and relieve stress.

Drop in any time, no reservations required. Donation based fee.

Email questions to Pam: [asana2om@gmail.com](mailto:asana2om@gmail.com)

Pam is a certified yoga instructor and has been teaching at Shady Hollow since 2019.



## JAZZERCISE SHADY HOLLOW

Come join your friends for a fun workout in your neighborhood!

Our weekly class schedule:

Monday 8am, 9am & 5:15pm  
Tuesday 9am & 5:15pm  
Wednesday 8am, 9am & 5:15pm  
Thursday 9am & 5:15pm  
Friday 9am  
Saturday 8:30am  
Sunday 4:30pm

We meet in the East room, enter from the parking lot. We look forward to meeting you!

Jazzercise Shady Hollow  
3303 Doe Run, Austin, TX 78748 – 512.775.7882  
[jazzercise.com/location/shady-hollow-community-center](http://jazzercise.com/location/shady-hollow-community-center)





# Shady Hollow Homeowners Association

July 27, 2023 --DRAFT--

## Board Members Present:

Russell Downey, Jamie Rygg, David Anderson, Jim Bateman, Jim Downing, Mary Ellen Mathis, Carl Hooker

## Staff in Attendance:

Amy Loughrey

## Board Members Absent:

Joan Allen, Geoff Lawson, Jason Zirkle

## Others in Attendance:

Tara Hinojosa, Joe Broccolo, Melissa Broccolo, Craig Weitzman, Ann Weitzman, Melanie Boudreaux, Angela Hughes, Becca Backhaus, Curt Backhaus, Mandi Hooper, Beth Oliver, Michael Bribiesca

## Legend

CC – Community Center

HOA – Homeowners Association

GM – General Manager

Meeting Start: 7:00 p.m.

## Current Agenda

MOTION to approve the current agenda by Mary Ellen Mathis, seconded by Dave Anderson. Approval Unanimous.

## Previous Minutes

MOTION to approve the amended minutes from June 22, 2023, by David Anderson, seconded by Mary Ellen Mathis. Approval Unanimous.

## Citizen Communication

*-Melanie Boudreaux: Statement read from Brad Reeves as a proxy as he was not able to attend the meeting. Aware that Sunil has resigned on the board and there is an open spot. He is ready and willing to take on the roll as a board member as he is right behind Carl Hooker on votes. He is officially asking to add as an agenda item for the next board meeting.*

*-Angela Hughes: Concerned about all of the “code browns” at the pool. She is very appreciative of the lifeguards being diligent about taking care of the issues. She would like to know if there is something we can do for the rest of the season if it is a diaper issue causing the closures. She would also like to know if the “baby” wading pool could be opened to help this issue.*

*Michael Bribiesca: Would like to receive insight as to why a board member would leave in the middle of their term.*

*Ann Weitzman: The pickle ball players have not seen any updates as to what is going on, and would like an update as to when the courts will be reopened, and why they are closed in the first place.*

## Association Managers Report – Amy Loughrey

### Administration

- The second half of HOA assessments were sent out on July 1<sup>st</sup>.
- Total Architectural Permits for 2023 are 63 qty.
- Resale requests for home sales for 2023 are 22 qty.
- Total receivables outstanding as of May 31, 2023, total \$69,122.28

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

- The primary covenant violation is contractor signs displayed in the front yard.

## Parks and Common Areas,

*- The Parks and Rec Committee has completed a survey of the park areas for review of repairs. The front entrance sign and the Brodie Lane reader board received significant vandalism the evening of July 4<sup>th</sup>. The reader board glass was broken, signage torn off and lettering rearranged. The entry lights at the front entrance were torn out with either a golf cart or vehicle. The repairs are estimated at \$3,000 and we have filed a report with the Travis County Sheriff's Office.*

## CAPISTRANO:

- All water fountains are working.
- We have scheduled repairs to the irrigation for the park on 07/31/2023 that will also include irrigation inside the pool area as well.

## DOE RUN/COMMUNITY CENTER:

- We have received a second request from a coach to teach pickle ball clinics at the Doe Run Courts.
- The erosion control project along the East and South edge of the Doe Run Courts has been completed and looks great.
- The Doe Run sport court has been closed since July 1<sup>st</sup> due to a post tension cable break in the new concrete surface. We are working with the vendor who completed the work at the end of last year to make the needed repairs. We are also working with the vendor and an engineering firm to complete a GPR (ground penetrating radar) study of the courts to examine the rest of the post tension cables to ensure safety and confirm the work product is acceptable.
- Thank you to David Anderson for trimming trees surrounding the US flag and replacing the flag.
- The community center foyer received a face-lift to the stained wood by NHance. They will be back through to complete a finished coat of gloss that will help with the final appearance. The work was done to fix areas where the stain had been removed when patrons utilized adhesives on the painted areas.

## SH WEST/GATLING GUN PARKS:

- We will be working on cleaning up and repainting park benches in GG as previously noted.
- We have ordered new benches for the SH West dog park.
- The Gatling Gun Park received new swing seats and the water fountain is in good working order.

## CAPISTRANO POOL:

- We greatly appreciate our lifeguard staff and their continued energies during this very hot summer.
- Community Swim will close weekdays once AISD classes resume on August 14<sup>th</sup>. We will remain open weekends

as long as we have lifeguard staff available, hopefully through the end of September.

- The wading pool received installation of new automatic chemistry equipment. The new equipment is functioning well, and we are awaiting an inspection of the wading pool by Austin Public Health before reopening.

#### **SPECIAL EVENTS:**

- The Shady Hollow Fourth of July Parade and Celebration had a great turnout. We want to thank several special people who helped to make the event a sounding success:

**Roxanne Escobedo/Coldwell Banker Real Estate** – SO FUN, appreciate the 5k t-shirts that have made this event bigger than ever. We had 121 participants, which is our biggest sign up yet.

**Dunman Electric**- WOW, over the top! Great food and music were all generously donated to benefit Marbridge Foundation and their Boy Scout Troop.

**Marbridge Boy Scout Troop** – GREAT job with serving us awesome snow cones, hotdogs, hamburgers, and concessions with great big smiles!

**Reminder: We have moved the Shady Hollow Board of Directors meeting to the fourth Thursday of the month. Mark your calendars!**

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

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

• Our register balance in our Chase Bank operating account as of 6/30/23 was \$366,737.89. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA Firm.

• Our reserve accounts as 6/30/23 held \$115,440.70 in our Chase Reserve Account and \$216,387.32 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$331,828.02. 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, revenue for the month ending 6/30/23 was \$11,328.72 versus budgeted revenue of \$12,748.75.

• Note that transfer fees and resale certificates were \$2,100.00 for the month versus projected revenue of \$5,000.00. This decline in our normally active resale summer period appears to be related to less inventory of available homes to sell, and higher interest rates than previous years.

##### **Expenses**

• Professional services expenses (category 60300) were over budget for the month (\$1,691.25 versus a budget of \$4,625.00) Legal fees were \$461.25 versus legal budget of \$4,000.00. This primarily relates to pauses in litigation. It is expected that future months will see an increase in expenses for this category.

• Software subscriptions (category 60510) were \$1,526.29 versus a budget of \$1,200.00.

• Pool Maintenance Contract (category 70021) was \$3,494.79 for the month versus a budget of \$1,802.50. This relates to paying for two months of service in the same monthly period.

• Repairs and Maintenance (category 70022) was \$6,963.16. The costs were higher than budgeted due to repairs to the interior pool light and GFCL connection.

- Lifeguard Salaries (category 70120) were \$19,925.85 versus a budget of \$14,750.00. Salaries are higher than originally budgeted due to wage increases to compete with surrounding employers.

- Waste Management (category 87000) was \$2,174.00 versus a budget of \$1,166.67. It appears that this was the result of 2 bills being paid in the same month.

##### **MRI Expenditures**

• MRI expenses – There were MRI expenses for Doe Run in the amount of \$8,000.00, which relate to the drainage improvements around the new sport courts.

##### **Committee Report**

1. Executive, Joan Allen – Did meet for a new board member orientation.

2. Finance, Geoff Lawson – Did not meet.

3. Policy, Jim Bateman – Did not meet. Reviewing the policies with Mary Ellen about possibly helping to draft them.

4. Community Center, Russell Downey – Did not meet.

5. Parks and Recreation – Jim Downing – Save discussion for later in the agenda.

6. Pool, David Anderson – Did not meet. A couple of updates: The shower fitting cracked and was fixed by Dave Anderson. The pump enclosure had to have some slats replaced in the back, and this was completed. A new shed enclosure in the wading pool area for the chemistry control was installed. The wading pool is now under a controller for the chemistry and we are just waiting for the inspector to come back to approve so we can reopen. Swim Diapers are allowed and required in the pool. Out of the 3 instances and closures at the pool this season, 2 of them were adults. We painted the garage behind the diving boards. It is no longer blue; it is brown to match the cabana. We were going to add stripes to the steps, but it takes time for the paint to dry and many things have been happening on Mondays that have prevented this from happening so far. We will wait until community swim is closed.

7. Events, Jamie Rygg – Did not meet, but we had a very successful 4<sup>th</sup> of July event.

8. Traffic, Vacant – Did not meet.

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.

12. Ad Hoc Dog Park Committee – Tom Ennis – Did not meet.

##### **NEW BUSINESS**

- Discuss status of State of Texas vs. Laracunte.

- Three board members went to the courthouse for the preliminary hearing. The attorneys approached the bench and nothing was announced publicly. It was overheard that a possible next hearing could take place in August. Mary Ellen Mathis thinks it would be great if residents attended the next hearing. Our Board President, Joan Allen

has been making contact with the district attorney's office and hopefully they will keep us up to date on when these things will happen in order to let our residents know.

- **Discuss and consider action to approve the purchase of an outdoor storage unit.**

- Events committee needs storage. Equipment and decorations are in multiple places, and it would be nice to have all in one location.

- External storage unit would allow for conference rooms to open up in the community center.

- Proposed unit would be climate controlled to prevent damage of contents. Would also allow for solar panels if needed.

- Initial talks were for solar panel, however board thought it to be better to have electricity pulled to the bottom parking lot of the community center to allow for lighting for events, classes, etc.

- Motion made by Jamie Rygg to approve the \$40k with allowance to pursue the power supply with the City of Austin with solar panels as a fall back option, Seconded and amended by Jim Downing. Yays: Jamie Rygg, Mary Ellen Mathis, Jim Downing, Dave Anderson, and Jim Bateman. Carl Hooker Abstained from vote. Approved.

- **Review and discuss installing a water fountain at the Community Center to be located outside by the entrance sign.**

- Mr. Downing donated a fountain to be used at the community center. The price for installation will be approximately a couple thousand dollars. We have the budget for the community center to make this happen.

- Hearing no objections this project is authorized to proceed.

- No Motion needed at this time.

- **Review and discuss Shady Hollow marketing strategies.**

- Mr. Downing gave a very nice slideshow presentation.

- Examples of marketing: regular and relevant newsletter, prominent digital bulleting board, gateway signage, polished annual report (or equivalent), new resident package, sales literature for agents, and published digital scrapbook (pictures of events, etc.) just to name a few.

- Concerns with adding another thing to existing staff. Not enough manpower.

- Concerns regarding costs to hire such an employee.

- Mr. Downing would like to propose the HOA hire a person to do marketing for the SHHOA.

- No motion made at this time.

- **Discuss and consider legal action to protect the HOA's legal rights regarding the defects in the Doe Run sport court.**

- Slide show presentation to show the damage and specs of court.

- Discussion over the safety of the courts after the unexpected damages.

- Repairs have already been competed by contractor.

- Courts are closed until further notice.

- Motion made by Jim Bateman to have our attorneys read the existing contract and advise of any legal actions we need to take to protect our rights and take those legally advised actions. Seconded by Mary Ellen Mathis. Passed Unanimously.

#### **OLD BUSINESS**

- **Discuss and consider action to approve Troop 82 and Pack 82 Boy Scout Charter.**

- Resolution allows President to sign the agreements. It will also change the HOA from Charter to an Affiliate.

- Lease agreement would allow Shady Hollow HOA to be insured with the council.

- Jim Motioned for the resolution to be signed releasing the HOA from being a Charter. Seconded by Mary Ellen Mathis. Approval Unanimous.

- **Review and discuss Parks and Recreation survey of Shady Hollow HOA park amenities.**

- Jim Downing requested to move agenda item to the next meeting due to timing.

- Not motion needed or made at this time.

No Executive Session

#### **EXECUTIVE SESSION ITEMS**

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

- No Executive Session was convened.

- No MOTION needed.

#### **MEETING ADJOURNMENT**

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

Meeting ended 9:57 pm

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Minutes submitted by Jamie Rygg, Secretary

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SHHOA President, Joan Allen SHHOA Secretary, Jamie Rygg