



Shady Hollow
Home Owners Association

Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

Shady Hollow Municipal Utility District

At the November 3, 2020 general election, the taxpayers of Shady Hollow MUD will be presented with two items on the ballot:

1. Increase the cap on the Operations & Maintenance tax to 12 cents per \$100 assessed property valuations.
2. Election of three directors to serve on the SHMUD Board of Directors.



Operations and Maintenance Tax

With the passage of SB 1468 in 2019, the proposed annexation of Shady Hollow by the City of Austin (COA) was prevented. As a result of this action, SHMUD will return to providing water and wastewater service to the residents of the Shady Hollow area January 1, 2021. In anti-

Continued on page 3

IN THIS ISSUE

Page 2 - President's Corner

Page 5 - Safety and Security

Page 6 - MUD Election

Page 10-11 - Board Meeting Minutes

Next Board Meeting

Thursday, October 15, 2020

*"Autumn shows us how beautiful
it is to let things go..."*



The President's Corner

By Board President, Joan Allen



We have had our first taste of fall - the cool weather was so enjoyable. October also signals the end of General Swim at the pool. Weekday General Swim hours were extended and ensured that residents had a similar number of

days as in previous years. We were lucky to be able to have enough lifeguards to staff the weekdays. Thanks to them and to General Manager Amy Loughrey!

Fall often means election time, and this year, we have a presidential election. We also have elections for local office holders. Early voting starts on October 13th through October 30th, and the regular election is on November 3. Of particular interest to Shady Hollow is the Shady Hollow Municipal Utility District's election, held through the Travis County election process. We will be voting for three directors as well as the tax rate. These are very important to provide sufficient funding as the MUD goes back into business as our water and wastewater provider after preparing to go out of business due to the canceled annexation. Both MUD items are important as the MUD gears up to take back operating our water and waste water system.

October 5th is National Teacher Appreciation Day. Our educators are working even harder to help our students, so consider taking a moment to let them know you appreciate them.

Stay safe and stay well!

A handwritten signature in blue ink that reads "Joan".

Joan Allen

Current Board Members

PRESIDENT

Joan Allen

VICE PRESIDENT

Russell Downey

TREASURER

Geoff Lawson

SECRETARY

Gregg Sales

Dave Anderson

Jim Bateman

Jim Downing

Laura Kennedy

Jamie Rygg

Clay Zelisko

Jason Zirkle

Shady Hollow Highlights

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Shady Hollow HOA

PRODUCTION

www.PrintShoppe.net

ARTICLE & AD DEADLINE

Last day of the month

SHADY HOLLOW HOA

3303 Doe Run

Shady Hollow, TX 78748

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Continued from page 1

pation of annexation, SHMUD spent down its reserves yearly to prevent the COA from capturing these reserves. Because of this, SHMUD will now need money to rebuild its cash reserves for repairs and emergencies and to operate its water and wastewater facilities, which is financed by the Operations and Maintenance tax.

Comparison of proposed SHMUD taxes

vs

City of Austin

(if annexation had occurred)

2020 Average Taxable Home Value \$398,341

SHMUD

\$398,341 @ 12 cents per \$100 equals \$478.01

City of Austin

\$398,341 @ 53 cents per \$100 equals \$2,111.21

A difference of \$1,633.20

A current resident of SHMUD pays 11 cents per \$100 valuation in taxes for the year 2020. This includes 5 cents / \$100 Operations and Maintenance tax (approved in 2005) and 6 cents / \$100 debt service tax. [\$398,341 X .11 cents per \$100 equals \$438.18]

The Operations and Maintenance Tax (O&M) “shall be deposited into the District’s Operating Fund and shall be used only for maintenance purposes, including, but not limited to, funds for planning, maintaining, repairing, and operating all necessary plants, works, facilities, improvements, appliances, and equipment of the District and for paying costs of proper services, engineering, and legal fees, and organizational and administrative expenses”.



MUD Board President
Dr. Ron Stried

Repairs and leaks in the water and wastewater system occur all the time. Repairs to SHMUD service lines that connect individual homes average \$4,000 or more per incident. The MUD has 5 lift stations which move wastewater through the system to its emptying point in the COA system East of the Community Center. Lift station failures can cost between \$25,000 to \$100,000.

Current negotiations with the COA are aimed at eliminating the SHMUD’s debt service tax of 6 cents per \$100 valuation. With the elimination of the debt service tax, the total 2021 SHMUD tax will only increase by 1 cent per \$100, from 11 cents to 12 cents per \$100 valuation.

MUD News

By MUD Board Vice President, Cindy Nettles

The MUD Board held its regular monthly meeting on September 1, 2020 by tele/video conference in compliance with an advisory issued by the Governor's Office. All directors were present.

Deputy Rush reported no criminal activity was reported in the District during August and the parks were quiet.

The Board reviewed the proposed budget for the fiscal year ending Sept 30, 2021. After discussion, the Board approved the proposed budget.

Director Stried convened the public hearing for consideration of the 2020 tax rate. As there were no persons present who wished to address the Board concerning the tax rate, Director Stried closed the public hearing. After consideration, the Board voted to (1) set the debt service tax rate at \$0.0600/\$100 assessed valuation and (2) set the tax rate for maintenance and operations expenses at \$0.0500/\$100 assessed valuation.

Constable Suits summarized the details of the proposed security agreement between the Constable's Office and the District for the provision of law enforcement services. He explained that an indirect cost study was conducted to determine the new rates, and noted the prices presented were the same as in the 2014 agreement plus 15 percent. After discussion, the Board voted to approve the security agreement.

Ms. Wheeler presented the District's Cash Report, detailing the payment of bills and invoices. Mr. Swanks reported on various repairs and activities.

The Constable's report for September

- Regular checks of parks and other common areas, including pool & basketball courts; traffic enforcement;
- Report of sick fox in area-contacted animal control-unable to trap fox (Silmarillion); report of suspicious person at park around 9 a.m.-gone on arrival (Capistrano Park); water main break belonging to Aqua Texas (Silmarillion); disturbance (Middle Earth); vehicle blocking roadway-later moved (Shady Hollow Dr); report of prior theft of mail – checked area (Capistrano/Brodie/Spotted Horse);
- Assist TCSO: check welfare (Shady Valley); suspicious vehicle-report that subjects approached a child-not located (Ammunition); disturbance (Festus).



Welcome New Residents

Nico & Shelby Cerza

3105 Festus Drive

George & Elaine Cox

11812 Hobbiton Trail

Kirsten Diaz

11104 Whiskey River Trail

Jonathon & Cheryl

Montemayor

4003 Capistrano Trail

Martin Moody

3603 Saddlestring Trail

Douglas Watts

3700 Saddlestring Trail

A little note for our neighbors in Shady Hollow with leaf blowers. We kindly ask that you do not blow your grass in to the street. Please remind any lawn maintenance staff to also be mindful of not doing so.

~Thank you!



Community Center Classes

Yoga

Classes of focused stretches that help you find your inner peace. Adults meet Tuesday and Thursday mornings at 7:30 a.m. and Thursday evenings at 7 p.m. in the Community Center. For more information, please contact Pam at asana2om@gmail.com.

Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are in the evenings every Tuesday and Wednesday at 7 p.m. or Saturday's with Cardio Sculpt at 10 a.m. followed by a dance class at 11 a.m. For more information, please contact Monica at dancewithmonicaatxinfo@gmail.com.

Camp Gladiator

Join this fun group for an outdoor workout class at the Community Center. Classes are held; M, W, F at 5 a.m. and 8:15 a.m. and Tuesday and Thursday at 4:15 p.m. . For more information, please contact Brooke at brookeherr@campgladiator.com.

Tai Chi & Genealogy Club have not resumed



Safety and Security

A question and answer session with our Travis County Constable Ken Rush!

(Q) Constable Rush tell us a little about yourself and your experience here in Shady Hollow.

(A) Born and raised in East St. Louis, Illinois; and Texas born in the early 90's. While working for Apple Computer in the late 90's I obtained my degree in Criminal Justice and began working for Travis County Precinct 5 in late 1999. Precinct 5 utilizes a broader perspective in the field of civil process and warrant services (child support). I came to Precinct 3 in 2005 and was trained in providing community services to the Shady Hollow community and began working here in 2007.

(Q) What are the major security and criminal issues that you deal with here?

(A) The security concerns I see here are the multiple street arteries that intercept through the neighborhood; and lighting. Lighting is important (something mentioned before) in deterring crime-some areas I have to use certain measures for illumination while patrolling during early shifts. Criminal mischief seems to be one problem which occurs in unpredictable fashion. Prevention tips are keeping valuables out of vehicles and garage doors closed. Many of you have security cameras which are a helpful deterrent and helpful for investigations.

(Q) What activities do you undertake under the MUD contract?

(A) Under the MUD contract I am to provide patrol services and traffic control as needed. In addition, engage in law enforcement actions arising from the enforcements of traffic offenses including investigations and follow ups.

(Q) Does the Homeowners' Association have any authority over you and your duties?

(A) The interlocal agreement is between Travis County and the SHMUD. Only Constable Suits or his designee has ultimate supervisory authority over me. I am contracted to the MUD, and though we strive to partner with the community, our efforts are coordinated through the



Shady Hollow Municipal Utility District

Shady Hollow Municipal Utility District Election

In addition to the Operations and Maintenance tax issue, eligible residents will also elect three directors to serve on the Shady Hollow MUD Board of Directors. SHMUD is governed by a five-member board. Board members serve a four-year term with staggered elections. There are three board positions currently up for election. Four residents are on Board of Directors the ballot and the three receiving the highest votes will be elected.

My name is **Russ Downey**. My wife and I moved into Shady Hollow in 1994. Graduated from Texas A&M with a BS degree in Engineering. Retired as an officer in the US Army (Corps of Engineers) with six years enlisted service and went to work for the Texas Parks and Wildlife Department. I retired as Staff Engineer. I am a Registered Professional Engineer. I have served on the Board of Directors of Marywood Children and Family Services and the Onion Creek Senior Center. I have been on the Shady Hollow HOA Board for ten years serving for a period as Chair of the Community Center Committee, member of various committees, coordinator for the 4th of July, and I am the current Vice President. I feel that I am a qualified candidate who can bring a fresh perspective to the reengagement of the Shady Hollow MUD by providing our community a transparent insight in to their water utility services. I will work to provide excellent communication to the residents serviced by the MUD and to help be a supportive member of the Board.

Jim Linville – After retiring from a 20-year career as an Air Force pilot, I moved to Shady Hollow in 1987. Anne and I found Shady Hollow to be the ideal place to raise our three children. For my second career, I used my engineering degree from North Carolina State University as a permit engineer reviewing air quality permits for the oil and gas and electric generating industries at the Texas Commission of Environmental Quality (TCEQ) for another 20 years. After retiring the second time I am enjoying spending time with our six granddaughters.

I have served as a director for the Shady Hollow Municipal Utility District (MUD) for the last 10 years. During this time the MUD has built the fire station for the benefit of the residents Shady Hollow and worked tirelessly to keep your taxes and water and wastewater rates low as possible while maintaining the water and wastewater system in good working order. I would like to continue working to get our water and wastewater system back from the City of Austin so we will be able to set our own water and wastewater rates.

Ron Stried After graduation from Texas A&M University with a Doctor of Veterinary Medicine degree in 1971, my wife Janice and I moved to Austin. I practiced small animal medicine in downtown Austin and established the Tanglewood Pet Hospital. I have served the veterinary profession on a local, state, and regional basis and was elected President of the Austin and Texas Veterinary Medical Associations. We purchased a house in Shady Hollow in 1985 and have enjoyed living and raising a family in this wonderful community. I have served on the SHMUD board of directors for several years and its president for about 12 years. During my tenure as president SHMUD built the Fire Station located on Brodie Lane to serve the citizens of Shady Hollow. The Shady Hollow MUD has a long history of providing clean water at the lowest rates possible. The MUD has provided for a safer community by employing a full time Travis County Constable. I am the right person with the knowledge and experience to carry Shady Hollow over the no-annexation line this year and restart the SHMUD. I look forward and appreciate the opportunity to serve our community.

Shady Hollow Municipal Utility District Board of Directors

Election Continued

My name is **Mike Tomme**. I have been a resident of Shady Hollow since 1987 and a Director of the Shady Hollow Municipal Utility District (MUD) since 2008.

I spent my entire 35 year career in the water utility industry.

After graduating with a Master's degree in Environmental Engineering, I worked for the State of Texas and acquired a firm background in the regulatory aspects of water utility operation. After that, I worked for the LCRA for over 20 years. There I worked on development of new utilities and acquisition of existing utilities.

I managed the operation of a variety of water and wastewater. I was a licensed Professional Engineer during most of my working career. I believe this background uniquely qualifies me to be your Director.

The main issues facing the MUD in the near term are how we unwind the annexation agreement and determine who will own the water and wastewater systems and the fire station. Of course, a MUD director must always be vigilant to assure the money collected from taxpayers is spent in a responsible manner.

I appreciate the opportunity to serve in the past and ask for your vote to continue. ~Thank you.



Lifeguards Kyle O'Rourke and Chris Aiken having some fun on the last weekend of General Swim.

Shady Hollow Pool

The Shady Hollow pool has closed for general swim. Adult swim is still ongoing through Saturday, October 31st. Hours and days of access are Tuesday - Sunday, 5AM - 11PM by adult swim key. Please contact the HOA at 512-280-6623 or via email at shadyhollow@shadyhollow.org to obtain an adult swim key. Thank you everyone for another great swim season! Any person interested in becoming a Shady Hollow lifeguard for next year can apply online at www.shadyhollow.org/lifeguard-app. The minimum age requirement is 16 years of age.

Notice to Shady Hollow Homeowners Members

Scheduled Resurfacing of Sport Courts in November

GET READY... HERE IT COMES. We previously reported that we would be resurfacing both sets of tennis and basketball courts located at Capistrano Trail and Doe Run in September. Please note the vendor has moved the resurfacing to November. The Doe Run basketball courts will also be receiving two new basketball goals that will greatly improve this amenity. Please be on the lookout for emails announcing the specific dates and times.

MUD not the HOA. Peace officer's do not and will not enforce "house rules." We only have statutory authority in civil and criminal matters. The issues of private property and other personal favors/requests will be reviewed at each request.

(Q) If a resident observes potential criminal activity in the area, can they call the HOA or you directly for response and investigation? If not, who should they call?

(A) If any resident witnesses a criminal law violation occurring or needs immediate medical assistance, they need to immediately call 911. This will expedite law enforcement and medical response 24-7. Again, the Constable's Office is only contracted 40 hours a week. (Note: If the residents of Shady Hollow see a safety issue related to a HOA privately held amenity then they should contact the HOA property manager, not Law Enforcement.

(Q) For emergency situations (medical or criminal), who should a resident call? Does the fact that we are not located within the city limits make a difference?

(A) The fact that residents of Shady Hollow are located outside the incorporated jurisdiction of the City of Austin is irrelevant. The Sheriff's Office is the ultimate conservator of the peace within a Texas County. They will respond for those calls for service. The residents only need to dial 911. If the Constable's deputy is on duty during the call for service, they will also respond and secure the scene for the responding Travis County Sheriff's Deputy. All UCR (Uniform Crime Reporting) reportable offenses (e.g.: Burglaries, Thefts, Assaults, or Major Crimes) are reported to the FBI by the Sheriff's Office and subsequently investigated by detectives employed by the Sheriff.



Community Enhancement

The Shady Hollow Board of Directors would like to thank you for participating in the survey gauging community interest in the consideration of several potential new amenities for our neighborhood.

The results revealed that most of you would like to see an exercise facility. The survey also revealed the two most common write in options our members would like were a community garden and/or enhanced bike and hike trails.

The board will continue to engage the community in additional surveys and provide information as it becomes available regarding the cost and placement of any new amenity in Shady Hollow. Please contact the HOA office at shadyhollow@shadyhollow.org to ensure that we have your contact information or if you have any questions that can be addressed.

**Projects Ranked
In Order of Preference:**

Exercise Facility

Splashpad

Lap Pool

Dog Park

Skatepark

Community Garden

Hike & Bike Trails

Capistrano and Doe Run Recycling

Scout Fundraiser

Can Recycling At the Community Center and Pool! Please collect your aluminum cans and put them in the recycling sheds at the Community Center and Pool. Shady Hollow HOA's own BSA Venture Crew 82 recycles aluminum cans as a fundraiser. The Scouts have formed a jazz band and need to buy sheet music and shirts, and hope to play for some of Shady Hollow HOA's community events when they start up again. Shady Hollow continues to be a great place to live because of the HOA's sponsorship of community programs like the Scouts!

Shady Hollow Board Meeting Mintues

Submitted by, Board Secretary, Gregg Sales

Shady Hollow Homeowners Association
September 24, 2020

—DRAFT—

Board Members Present

Joan Allen, Jim Bateman, Russell Downey, Jim Downing,
Geoff Lawson, Laura Kennedy, Jamie Rygg, Gregg Sales,
& Clay Zelisko

Staff in Attendance

Amy Loughrey

Board Members Absent

David Anderson & Jason Zirkle

Others in Attendance

Remote Residents Speaking: Bruce Kennedy
Roger Strother, George Armstrong, Linda

Legend

CC - Community Center
CPA - Certified Public Accountant
TDECU - Texas Dow Employees Credit Union
CD - Certificate of Deposit
HOA - Home Owners Association
GM - General Manager

Meeting start

7:05 pm

Current Agenda

- **MOTION** to move approve the current agenda by Jamie Rygg seconded by Clay Zelisko. Approval unanimous.

Previous Minutes

- **MOTION** to approve the minutes from August 20, 2020, by Geoff Lawson, seconded by Russell Downey. Approval unanimous.

Citizen Communication

- Bruce Kennedy - Discussed the potential for Troop 82 to be based out of Shady Hollow.

General Managers Report - Amy Loughrey

Administration

- Collections are going well.
- Late fees were assessed to accounts over 60 days past due.
- Covenant violation enforcement continues.
- The community calendar has been updated on the website.
- Vandalism of our reader board.

Parks and Common Areas

- Gatling Gun - Playground renovations have begun.
- Capistrano - Basketball and tennis court work has been delayed until November.
- Doe Run - No updates.
- Shady Hollow West - No updates.
- Common Grounds - Reviewed the agreement with our landscape vendor.

Capistrano Pool

- We had a fitting failure with a spill in the pump area.
- We've closed the pool a few times over the past weeks due to weather.
- We've reduced the lifeguard staff slightly as we wind down the swim season.
- Met with the lifeguards about next year.
- No pool incidents to report.

Community Center

- Residents are reserving the CC.

Treasurers Report - Geoff Lawson

Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 08/31/20 was \$389,437.07. The balance was reconciled to the QuickBooks ledger by both the treasurer and the Heyman CPA firm.
- Our reserve accounts as of 08/31/20 had \$140,474.71 in our Chase Reserve Account and \$208,580.68 in our certificate of deposit at TDECU. Our total reserve accounts aggregate to \$349,055.39.
- Interest earned on our CD for the month ending 08/31/20 was \$373.12
- On 8/31/20 we transferred \$8,083.34 from our operating account to our reserve account at Chase Bank in accordance with the funding plan detailed in our Feb 2017 reserve study.

Revenue

- Using the accrual basis for income and expense recognition, the total income for the month ending 08/31/20 was \$6,792.73 versus budgeted income of \$119,735. As you will recall, using the accrual basis results in income and expenses being recognized in the

Shady Hollow Board Meeting Minutes

Continued

period in which they become due. In our case, that happens in the months of January and July of each year. On the cash basis, we received assessment revenues of \$84,258.51 and had expenses (net of MRI expenditures) in the amount of \$62,221.82. The result is positive net income of \$22,036.69 for the month.

- As has been indicated previously, facility fees are now \$525 for the 8 months ending 8/31/20 versus projected year to date revenue of \$4,575.00. It is likely that those fees will continue to decline relative to our projections based on the expected continuation of social distancing requirements by state and local entities.

Expenses

- Two payments to our pool operator fell in the same month. Therefore, we made a payment of \$2,922.76. We will return to our budgeted expense of \$1,440 per month during September. In addition, there were repairs and maintenance payments to fix broken equipment in the amount of \$381.32 (repair of our pool vacuum) and \$679.59 (air relief valve replacement on the sand filter).
- General printing for the month was \$831.36. This was higher than the budgeted amount because we purchased envelopes related to the July assessment mailing which only happens two times per year. However, we budget by taking the total yearly cost and divide it by 12 for an average monthly cost. In the future we expect our HOA management software to be able to email assessments to residents once the software achieves full integration.

MRI Expenditures

- MRI expenditures during the month of August 2020 amounted to \$6,962.64 which relates to the purchase of the new merry go round for Gatling Gun Park.

Committee Report

1. Executive, Joan Allen - Met several times to discuss the policy change process and potential capital improvements.
2. Finance, Geoff Lawson - Did not meet.
3. Recreation, Laura Kennedy - Did not meet.
4. Pool - David Anderson - Did not meet.
5. Community Center, Gregg Sales - Did not meet.
6. Welcome, Doug Allen - Did not meet.
7. Annexation, Jim Bateman - Did not meet.
8. Policy, Russell Downey - Did not meet.
9. Architectural Control - Jason Zirkle - Did not meet.
10. Traffic - Clay Zelisko - Did not meet.
11. Events Committee - Jamie Rygg - Did not meet.

New Business

- None

Old Business

- Jamie Rygg - discussed the capital improvement survey. The survey was an initial, non-binding activity to get a sense of interest in potential projects from the entire community. If enough interest is shown, we will continue to gather more information to move forward with investigating scope, location, and costs of potential projects. The top three improvements ranked from 1-3 were, a fitness center, splash pad, and lap pool. The most popular write-ins were community gardens and hiking trails.
- Geoff Lawson - discussed methods to finance capital improvements and the upcoming preparations for the 2021 budget.

Executive Session

Remove to executive session at 8:01 pm.

Return to regular session at 8:16 pm.

- **MOTION** (case 0006) to authorize the filling of suit for delinquent assessments, attorney fees, and cost if the resident does not comply with our attorneys' demand letter, by Russell Downey, seconded by Geoff Lawson. Approval unanimous.
- **MOTION** (case 0014) to reject the residents' settlement offer and to authorize counsel to set the amended motion for summary judgment for hearing by Clay Zelisko, seconded by Russell Downey. Approval unanimous.
- **MOTION** (case 0014) to direct the GM to proceed with next steps and to refer to the matter to our attorney for action by Jim Downing, seconded by Laura Kennedy. Approval unanimous.
- **MOTION** (case 0015) to authorize our attorney to initiate suit and to initiate a foreclosure on the lien by Geoff Lawson, seconded by Russell Downey. Approval unanimous.
- **MOTION** (case 0016) upon the expiration the expiration of the 30 day notice (September 26, 2020) with no change in the covenant violation, to direct they GM to refer the case to our attorney for action by Jim Downing seconded by Russell Downey. Approval unanimous.

Meeting Adjournment

- **MOTION** to adjourn by Russell Downey seconded by Jamie Rygg. Approval unanimous.

Meeting ended 8:21 p.m.

Shady Hollow Homeowners Association
 3303 Doe Run
 Austin, TX 78748

OCTOBER 2020

SU	MO	TU	WE	TH	FR	SA
eff oct 1 adult swim 5a - 11p tues-sunday no general swim				1 yoga 7:30a 7p	2	3
4	5 pool closed mondays	6 yoga 7:30a	7	8 yoga 7:30a 7p	9	10
11	12 pool closed mondays	13 yoga 7:30a	14	15 yoga 7:30a 7p hoa board meeting 7p	16	17
18	19 pool closed mondays	20 yoga 7:30a	21	22 yoga 7:30a 7p	23	24
25	24 pool closed mondays	27 yoga 7:30a	28	29 yoga 7:30a 7p	30	31 last day adult swim happy halloween

NOVEMBER 2020

SU	MO	TU	WE	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12 yoga 7:30a 7p	13	14
15	16	17 yoga 7:30a	18	19 yoga 7:30a 7p hoa board meeting 7p	20	21
22	23	24 yoga 7:30a	25	26 happy thanks- giving	27	28
29	30	31 yoga 7:30a				

all events are held at the community center unless otherwise noted