



Shady Hollow Highlights

Shady Hollow
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

Community Enhancements

There are many things that make Shady Hollow a great place to live but the people in our community definitely make it extra special! During these trying times it is important to reflect on the things that make us happy. We are a community that is fortunate to have neighbors who are kind, thoughtful and want to inspire the good in each of us. Thank you to everyone who has helped to bring a positive message or a kind gesture to encourage each of us during difficult times. These gestures help us to find our courage and strength to persevere through financial hardships, illness and ever present changes to our daily lives. As you move through your day, try and



Painted rocks found in Shady Hollow WEST Park

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Next Board Meeting
Thurs, September 17, 2020

HOA Offices Closed
Monday, September 7, 2020

Happy Labor Day
Monday, September 7



*"May your worries be light. May your joys be great.
May your cup overflow."*

The President's Corner

By Board President, Joan Allen



Happy almost fall - for Texans, this means temperatures under 100 degrees. I can't wait for that nip in the air when the high is 97!

As the Homeowners' Association board continues to meet remotely, we are using this time to work on several projects. First, we are looking into the future to address potential new or enhanced amenities. Residents will be receiving a survey with a listing of projects to vote on. This is very preliminary - for example, costs are not considered in the listing. The board wants to know which amenities have the most resident interest and support to kick off the planning process. Please take a moment and respond because we want to know what you think.

Second, the board is in the midst of reorganizing and revising board policies and procedures, separating out the day to day operational policies to create procedures that can easily be modified as circumstances warrant.

Third, the board will be moving into drafting our 2021 budget. Thanks to our committee chairs and our treasurer, Geoff Lawson, this effort allows the board to make plans for committee projects and for expected expenditures for the year.

Residents are always welcome to participate and to contact us with their thoughts and concerns.

We hope the school year starts off smoothly and that our neighbors stay safe and well.

Stay safe,

A handwritten signature in blue ink that reads "Joan". The signature is fluid and cursive.

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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Last day of the month

SHADY HOLLOW HOA

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Thank you to the person who left the painted rocks!

and find a way to assist or show someone a kind gesture. Perhaps pulling up a trash can for a neighbor working late or leaving a plant on a doorstep with a special note telling them you appreciate their friendship. Perhaps you have noticed a neighbor in need who could use your assistance. The theme for this year's Labor Day message throughout the country is "labor for your neighbor."

As a community, we are strong, not only in our ability to be kind and supportive, but in our desire to keep Shady Hollow a wonderful place for each of us to share with our families and neighbors.
~ Shady Hollow...Definitely A Great Place to Live!

Unexpected Kindness

Is the most powerful, least costly,
and most underrated agent of human change.

MUD News

By MUD Board Vice President, Cindy Nettles

The MUD Board held its regular monthly meeting on August 4, 2020 by tele/video conference in compliance with an advisory issued by the Governor's Office. All directors were present.

Joan Allen, SHHOA President, thanked the Constable's Office and the Board for their assistance regarding security concerns in the neighborhood. She stated that vandalism and other incidents had declined. Deputy Rush stated patrols would continue to be flexible to meet the security needs of the District. He reported there had been several car burglaries recently and advised residents to lock their vehicles.

Director Stried reviewed the draft budget with the Board. No action was taken

The Board reviewed the 2020 tax rate summary prepared by the District's financial advisor Chris Lane that reflected the values provided by TCAD. The District's estimated taxable value for 2020 was \$411,677,544, an increase from the 2019 certified taxable value of \$404,007,517. The Board discussed the recommended tax rate at length. After further consideration and discussion, the Board voted to (1) approve the proposed tax rate of \$0.0500/\$100 valuation for maintenance and operations expenses; (2) approve the proposed tax rate of \$0.0600/\$100 valuation for debt service; and (3) call a public hearing on the proposed tax rate for September 1, 2020 at 6:30 p.m.

The Board next considered the updated rates for the contract with the Constable's Office. Because of questions raised by the Board regarding some of the costs, Director Stried said he would talk to Constable Suits to obtain information regarding the rates. The Board reviewed three possible security options – no action was taken.

The Board adopted the Election Order for the November 3rd Directors Election and tax election.

Mr. Swanks reported on various repairs and activities.

Welcome New Residents

Marjan Aryannejad

11401 Boothill Drive

Alexander Mayo

Arianne Stuerzel

11206 Stormy Ridge Road

Zack & Wendy Uzzle

4400 Lost Oasis Hollow

Douglas Watts

3700 Saddlestring Drive

Howard Williams

4002 Aldama Drive

Martin Moody

3603 Saddlestring Trail

The Constable's report for August 2020:

- Speeding: 55/35 (Brodie);
- Regular checks of parks and other common areas, including pool & basketball courts; traffic enforcement; report of drug paraphernalia left at dead end – checked, but didn't locate (Squirrel Hollow); check welfare call (Middle Earth);
- Assist TCSO: reckless driver calls (Gatling Gun; Brodie); suspicious vehicle calls – checked ok (Lost Oasis; Gatling Gun); collision with oil spill (FM1626).



Constable Rush's summer uniform!

Saying goodbye is never easy but we want to extend our best wishes to the 2020 Senior Lifeguards who have headed off to college. They are all going in different directions and we are very proud of them. Thank you to Sarah, Lydia, Jacob, Julia, Elise and to all of our lifeguards for doing a great job this season!



2020 Lifeguards attending recertification course

2020 Senior Lifeguards:
Sarah Lawson, Lydia Heisel, Jacob Graves, Julia Krebs & Elise Crawford



How to keep your pet hydrated this summer



Plan your outdoor activities around the cooler times of the day and save relaxing time for the hottest hours.



After a day outside in the warm weather, be sure to provide your pet a shady spot to rest and cool off.



Go for a swim! Whether it's a dip in a pool or jumping into a lake, swimming with your pet is a fun way to escape the heat.



Always keep fresh water accessible to your pet – they might also appreciate some ice cubes in their bowl!

Shady Hollow - Community Enhancement Survey

Community Center expansion



Lot development adjacent to Community Center



Development behind Community Center



EXISTING SHADY HOLLOW AMENITIES

- CAPISTRANO POOL
- CAPISTRANO PARK AND PLAYGROUNDS
- CAPISTRANO BASKETBALL
- CAPISTRANO TENNIS
- SHADY HOLLOW WEST PARK & PLAYGROUND
- SHADY HOLLOW WEST NATURE TRAIL
- DOE RUN PARK AND PLAYGROUND
- DOE RUN BASKETBALL (FALL 2020)
- DOE RUN PICKLEBALL AND TENNIS
- GATLING GUN PARK AND PLAYGROUND
- GATLING GUN SPORTS FIELD
- GATLING GUN WALKING PATH

Community Enhancement

The Shady Hollow Board of Directors would like your input on the idea of potential community enhancement projects for Shady Hollow. The items listed are being sent by email via Survey Monkey for you to rate in order of preference and provide your commentary or ideas. The survey will be sent to the primary email address on file with the HOA and we are requesting only one response per property. The survey expires 09/10/2020, so do not miss your chance to have your opinion submitted. Please be sure to check spam folders for the survey.

There will be additional information provided regarding the survey results and potential costs for these projects after this survey has been completed. Thank you for your participation!

Capistrano park and wading pool redevelopment

Projects for Consideration:

Dog Park

Lap Pool

Skatepark

Splashpad

**Exercise
Facility**



Shady Hollow Board Meeting Mintues

Shady Hollow Homeowners Association
August 20, 2020 —DRAFT—

Board Members Present

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

Staff in Attendance

Amy Loughrey

Board Members Absent

David Anderson

Others in Attendance

Remote Residents Speaking: Shaun Bodah

Legend

CAT - Chemical Automation Technologies

COA - City of Austin

MUD - Municipal Utility District

Meeting start: 7:05 pm

Current Agenda

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

Previous Minutes

- **MOTION** to approve the minutes from July 16, 2020, by Clay Zelisko, seconded by Jim Downing. Approval unanimous.

Report from Shady Hollow MUD Board - Ron Stried

- Discussed the transfer of the water and wastewater system from the City of Austin (COA) to the Shady Hollow MUD
- Waiting on the COA to write up the agreements and to establish the wholesale water rate.
- Presented a proposal for repayment for the city's Water and Wastewater improvements and Maintenance over a 5-7-year period with zero percent interest, which would be repaid through a small increase in monthly charges.
- Presented a comparison of historical assessed valuations and requested tax rate for 2020; explained that the operations and maintenance taxes support the day-to-day operations of the MUD and pay for repairs to the MUD's equipment, including five lift stations and service lines to homes; the debt service tax pays for the fire station bond, which will be assumed by the COA.
- Noted that until SB 1468 was enacted which halted the COA's plan to annex the MUD's territory, the MUD spent down its reserves and now that the MUD will be responsible for the system, operating funds are required to be replenished. Reviewed potential cost to run the MUD.
- Two MUD items will be on the November 3rd general election ballot. One item is the election of the Board of Directors. The second item is to set the maximum of the operations and maintenance tax to 12 cents per \$100,000 valuation. The debt service tax will be deleted with the COA's assumption of the bond.

Citizen Communication

- Shaun Bodah - Scouting Pack 82 - Discussed history of Scouting in Shady Hollow. Would like to start a Troop (82) in the future.

General Managers Report - Amy Loughrey

Administration

- 30-day notices have been sent out for overdue balances.
- CCR violations top offenses as follows:
 1. RV/trailers/vehicles improperly stored.
 2. Garbage cans.
- Discussed MRR expenditures year to date and anticipated.

Parks and Common Areas

- Gatling Gun - New dog poo station installed.
- Capistrano - Replacement of playground borders.
- Doe Run - No updates.
- Shady Hollow West - Completed irrigation and dog fountain repair.
- Common Grounds - The entry rock signs were power washed.

Capistrano Pool

- Residents are happy with returned access with the pool reopening.
- The CAT controller has been running at almost 100%. There was a recent issue with chemistry which was resolved quickly.
- Electrical repairs to several items throughout.
- Lifeguards continue to perform well. Three incidents reported for the month of August.

Community Center

- Reservations have started again for the CC. Capacity is at 50%.
- Yoga classes have started again.

Treasurers Report - Geoff Lawson

Shady Hollow Board Meeting Minutes

Continued

Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 07/31/20 was **\$363,873.17**. The balance was reconciled to the QuickBooks ledger by both the treasurer and the Heyman CPS firm.
- Our reserve accounts as of 07/31/2020 had **\$132,389.15 in our Chase Reserve Account** and **\$208,207.56 in our CD at TDECU**. Our total reserve accounts aggregate to **\$340,596.71**
- Interest earned on our CD for the month ending 07/31/20 was \$372.45
- On 7/31/2020 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 February 2017 reserve study.

Revenue

- Total income for the month ending 07/31/2020 was \$255,167.73 versus budgeted income of \$94,328.20. Note that our Profit and Loss statement is being reported on an accrual basis by our external accountants. In this case, they are recognizing all revenue in July since it was billed in the month of July. However, on a cash basis, we received 219,670.04. in assessment revenue. Our transfer fee/resale certificate revenue continues to remain slightly ahead of projected revenue, which is an indication that real estate in our neighborhood is still in high demand. Year to date we have received \$17,900 versus projected revenue of \$16,500.
- Facility fees are now \$3,050 less than projected year to date due to COVID-19. 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

- There were several pool related expenses - \$1,488.38 for repairs and maintenance which was mostly the result of having to remove trees, as well as chemical expenses of \$1,328.32 (note that we buy chemicals in bulk and spread the cost throughout the year during the budget process since we don't know exactly when we will have to fill our chemical tank). The increase in lifeguard gear represents the cost of COVID-19 related materials for the guards.

MRI Expenditures

- There were no MRI expenditures during the month of July 2020.

Committee Report

1. Executive, Joan Allen - Met several times to discuss the policy change process and to 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. A meeting will be planned for Sep.
6. Welcome, Doug Allen - Did not meet. All new residents have been met.
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. A meeting will be planned for September.

New Business

- Discuss policy and procedures reorganization. - Russell Downey.
- Discuss and approve adding Events Committee to list of recognized Shady Hollow committees - Jamie Rygg.
 - **"MOTION to add the Events Committee to the list of general committees by Jamie Rygg, second by Joan Allen. Approval unanimous.**
- Discuss and approve Gatlin Gun Park playground and park area enhancements. - Laura Kennedy.
 - **"MOTION to release \$33,000 from the MRR for the scheduled maintenance and improvements to the Gatling Gun Park and to allow the GM to award the bids as appropriate by Laura Kennedy, second by Jamie Rygg. Approval unanimous.**
- Discuss Community Enhancement Procedure - Joan Allen.
- Discuss upcoming 2021 budget process and schedule. - Geoff Lawson

Old Business

- None

Executive Session

Meeting Adjournment

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

Meeting ended 9:45 p.m.

Minutes submitted by Gregg Sales, Secretary

Shady Hollow Homeowners Association
 3303 Doe Run
 Austin, TX 78748

SEPTEMBER 2020

SU	MO	TU	WE	TH	FR	SA
eff sep 8 adult swim 5a -5p 9p -11p Tues-Sun	eff sep 8 general swim 5p -9p Tues-Sun	1	2	3	4	5
6	7 pool open 9a-9p gen swim labor day	8 eff sept 8 adult swim weekdays 5a - 5p 9 - 11p	9	10 yoga 7:30a 7p	11	12 stingray tryouts 8-11a
13	14 pool closed mondays	15 yoga 7:30a	16	17 yoga 7:30a 7p hoa board meeting 7p	18	19
20	21 pool closed mondays	22 yoga 7:30a	23	24 yoga 7:30a 7p	25	26
27 last day general swim	28 pool closed mondays	29 yoga 7:30a	30			

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

all events are held at the community center unless otherwise noted