



Shady Hollow
Home Owners Association

Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

Shady Hollow took the Polar Bear Plunge to Welcome in 2019



Next Board Meeting

January 17, 2019 at 7pm at the
Community Center

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Welcome New Residents

3506 DENBAR COURT
Tippy O'Reilly

3701 PIUTE TRAIL
Lauren & John McConnell
Page 1



New Year's Resolution Ideas And How To Achieve Each Of Them

Current Board Members

PRESIDENT	Russell Downey
Mike Cain	Laura Kennedy
VICE PRESIDENT	Mary Ellen Mathis
Jim Bateman	Susan Morey
TREASURER	Jamie Rygg
Geoff Lawson	Ann Weitzman
SECRETARY	Mike Wilson
Gregg Sales	



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Well, now's your chance to sit down and prepare a list of important lifestyle changes you want to make, and being the charitable and caring bunch that we are here at Shady Hollow, we've decided to give you a bit of help – because since the majority of people fail to stick to their resolution, you'll need all the help you can get. What follows is a list of common New Year's resolutions with a piece of advice and plenty of links to useful articles that deal with the issue in greater detail. If you are looking for effective ways of changing your life for the better, then you'll be sure to find tons of useful information here. Get in shape: Losing weight is the top resolution for Americans, and combined with "exercise more" and "stay fit and healthy" it is something that over a third of the population wishes to achieve. It's easy enough to start an exercise and diet program, but the trick is to find a decent one that will give you steady results and will be easy to stick to in the long run. Have a look at these tricks, hacks, exercises and mistakes to avoid to make the best out of your resolution.

1. Start eating healthier food, and less food overall: This is usually an extension of the previous resolution. Switching to a healthier diet can be incredibly tricky when we are surrounded by cheap junk food. However, with a good amount of determination and some basic tips you can slowly develop healthier eating habits.

2. Learn to control emotional eating, be aware of reasons for diets to fail, make use of these tricks and have a look at these awesome and healthy recipes.

3. Stop procrastinating: The biggest barrier that keeps most people from reaching their goals is the desire to relax and do something fun instead of working hard. Once you get used to procrastinating it's difficult to snap yourself out of it, so you'll need to put in a lot of work to change this bad habit. There are many useful tips out there to find your way to stop procrastinating. There are also tools which can help you achieve this task.

4. Improve your concentration and mental skills: People have been trying to find ways to improve their focus and cognitive capacities for thousands of years, and most ancient civilizations had some combination of mental exercise and herbal medicine to help them reach this goal. Today we can use anything from apps to ancient meditation techniques to boost concentration and hone our mental skills.

5. Meet new people: When we get stuck in a rut, we usually end up staying at home most of the time, missing out on a lot of interesting opportunities for networking and having fun. Meeting new people can be beneficial to your mental well-being and help your career, so don't be afraid to get out there and make some friends. Overcome your shyness, get some knowledge and go and get to know new and interesting people.

6. Become more active: Some people don't really have a big weight problem, and they even get some exercise a few times a week, but they just sit around the most of the time at home and at work, which can have a negative effect on their posture and health. In that case, all you need is to find ways of moving around more throughout the day instead of staying hunched over the computer. It's even more fun if you share your activity with friends and family.

7. Become more confident and take some chances: If you are confident other people notice it, and it is much easier to have your opinions heard, ask people out on dates and get ahead at work. A good dose of self-confidence will help you lead a much happier life overall. Don't hesitate to get some input on ways to boost your confidence.

8. Earn more money: Even billionaires are always looking for ways to earn more money, and we common folk can definitely use an additional source of income to make life a bit more comfortable. Fortunately there are plenty of options available, like having sidejobs, working as a freelancer or using the internet to your advantage.



Free Mulch for the Neighborhood from the Christmas Trees



Hello,

I write to you on behalf of Menchaca Elementary School. We are well into the project that will be a new set of school buildings, located just west of the current building, on our same property. In the short time between the passing of the bond in the fall of 2017 and the actual ground breaking in the fall of 2018, prices for concrete and steel continued to increase, making the initial budget for our campus construction fall a bit short of the reality needed in the budget. We learned that there were going to have to be cuts and compromises made in certain areas. Our PTA is hoping to raise enough money to: Contined on page 8.structure



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Shady Hollow Clubs

Shady Hollow Wine Tasting on February 1st. Presented by Shady Hollow and Hello Nabr 5:30pm to 7:30pm.

Genealogy Club

The November meeting was canceled because of the holidays. Next meeting will be held in early 2019.

For more info, contact Jim jim@jadowning.com or
Cindy dragonfire@austin.rr.com.

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

Tai Chi

This group meets every Monday at 9:30 am and Thursday at 10:30 am at the Community Center. Come and enjoy some “moving meditation” that involves strengthening the core and enhancing your balance. Contact Peggy Rudd, 512-925-7697, or peggy.rudd@gmail.com

Yoga

A tranquil class of focused stretches that help you to unwind, destress and find your inner peace. This group is for adults classes are held Tuesday -7pm, Thursday-7pm and Friday- 9am in the Community Center. Contact the HOA office for more info. 512-280-6623.



Shady Hollow Home Owners Association
December 13, 2018

Board Members Present

Mike Cain, Jim Bateman, Russell Downey, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Susan Morey, Jamie Rygg, Gregg Sales, & Mike Wilson

Staff in Attendance

Chastity Cook

Board Members Absent

Ann Weitzman

Others in Attendance

Joan Allen, Jason Zirkle, Joan Allen, Joe Dale

Legend

CCR - Covenants, Conditions and Restrictions

CC - Community Center

HOA - Home Owners Association

Meeting start

7:03 pm

Current Agenda

- MOTION to approve the current agenda by Susan Morey, seconded by Russell Downey Approval unanimous.

Previous Minutes

- MOTION to approve the November minutes by Susan Morey seconded by Russell Downey, Approval unanimous.

Citizen Communication

• Bear Heifer - Expressed concern about the speed limits on Capistrano and the community in general. Expressed concern about the number of deer hit on Brodie Lane.

General Managers Report - Chastity Cook
Office

• Geoff Lawson ordered 168 chairs.

• Sent out violations to homeowners not in compliance with their



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Shady Hollow Board Meeting

December Meeting - Draft Minutes continued from page 4

Office

- Geoff Lawson ordered 168 chairs.
- Sent out violations to homeowners not in compliance with their CCR's. Report is attached to packet.
- All vendors were processed for payment and coded.
- Office was closed on Dec 5th due to president Bush's death.
- Smart Webs has been completed and is now ready to be implemented by the General Manager

Parks

- Receive bid on Gatling gun irrigation from Longhorn Landscaping waiting one more bid.
- Trees at Doe Run Park were cut down and turned into firewood.
- Got two bids from an arborists to try and treat the oak wilt at Doe Run Community Center and Park waiting for 3rd bid from Davey Tree.
- Basketball installation has been approved and scheduled to be replaced at Capistrano Park.

Community Center

- All toilet paper dispensers were replaced along with a hand towel dispenser in the men's restroom. Work was done by Shawn Ward.
- Gavin put up all the decorations for the Christmas trees.
- Geoff Lawson and Russell had a meeting with Merit. They moved the irrigation box to the outside of the building and Geoff Lawson requested an irrigation plan of the neighborhood. Merit agreed to drop their last invoice of \$2,420.57 in settlement of our issues with them.

Pool

- The pool closed November 30th for the season.

Events

- Christmas magic party at the Community Center was on December 8th went well.

Treasurers Report - Geoff Lawson

- \$603,000 total income year to date as of November 30, \$19,000 more than same time last year. \$441,000 in expenses over the same period which is \$55,000 less than same time last year.
- Bank balance on our Operating account was \$105,000 compared to \$16,000 at the same point last year.
- Made our standard transfer to our Reserve account of \$7,800. The Reserve account balance \$156,000 at BBVA. We will have set assign the full amount for the year that is called out in our Reserve study by the end of the year.
- Expect the 2018 audit complete in January of 2019



Minutes - Continued on Page 11



Shady Hollow
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Candidates Bios for Election at the Upcoming Annual Meeting.

I am a thirty-three year resident of Shady Hollow. My husband, Doug, and I moved here from Houston, and were drawn by the trees, amenities, and the community. We raised our daughter here and enjoy having our two grandchildren visit to play in the park. After I retired from the state this spring, I volunteered to participate in the hiring process for the new General Manager. Like many residents, I was troubled by the reports of the prior General Managers wrong- doing, and hoped that my thirty-three years of experience as an administrative lawyer and employment lawyer would assist in hiring a highly qualified employee who could earn the trust of the community. During the hiring process, I observed the dedication of many board members in serving the Association. I had the chance to learn about the governance of the Association and the financial and auditing procedures and improvements that safeguard the Association's assets. Attending board meetings during this year, I also became familiar with issues facing all of us, such as the upcoming annexation. I am running for the Board of Directors because I would like to contribute to the well-being of Shady Hollow. Now that I have retired, I have the time necessary to do a good job. I hope to serve all of Shady Hollow's residents.

Joan Allen
Candidate #1



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I have been an active resident of Shady Hollow for over 27 years; served on the SH Board for 4 years as Pool Committee Chair, 1 year as VP, 2 years as 4th of July Coordinator, 14 years as an Architectural Control Committee member, and involved with the Stingrays' Swim Team over 15 years, including 6 years on the Swim Team Board as Meet Director - I had 2 kids on the swim team and even though they have moved away, I still volunteer as a Stroke and Turn Judge.

I'm a Navy trained Nuclear Engineer (Submarines) with over 20 years in the Semiconductor/Hi-Tech Manufacturing Industry, currently a Sr IT Project Management Consultant with over 25 years of experience, teach Project Management classes at ACC and own/operate multiple businesses. My primary interest to serve on the Board again is to work with our new GM providing leadership and tribal knowledge to oversee pool operations as the Pool Committee Chair for the next 2 years.

Dave Anderson
Candidate #2



My family has been privileged to be residents of Shady Hollow since 1995. Prior to coming to Shady Hollow, I earned my undergraduate degree in computer science and my master's degree in finance from Texas A&M University. Professionally, I started my career in banking and have since owned and managed various companies including; a finance company, a courier company, as well as a concrete coatings firm. Currently my focus is in real estate investments. During the last 2 years on the Shady Hollow Board of Directors I have chaired the finance committee and during 2016 I served as the lead volunteer overseeing the 4th of July festivities. Prior to my service on the Shady Hollow Board of Directors, it was my honor to act as the President of the Board of The Shady Hollow Stingrays. I have been married to my wonderful wife Janet for 26 years and I have two wonderful daughters. I look forward to the opportunity to serve this community.

Geoff Lawson
Candidate #3



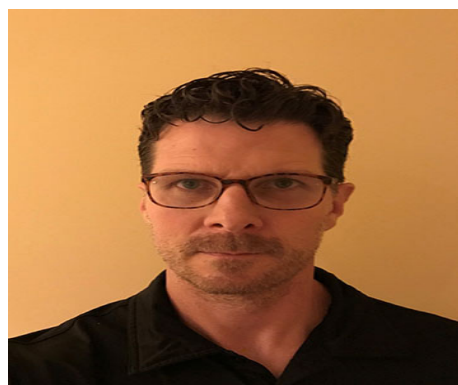
Gregg Sales and his family moved to Shady Hollow in January of 2006. Gregg and his wife Camille both have architecture degrees from the University of Florida and Camille also attended University of Texas. After working in the architecture field for 19 years Gregg started a technology company called BlueBolt Technology Maintenance which concentrates primarily on architecture and engineering firms. Gregg has been on the Shady Hollow Stingray board for 10+ years. Gregg has served on the HOA board as secretary for the past four years and Community Center Chair for the past 2 years. Gregg and Camille have two children, a daughter who is 20 and a son who is 18.

Gregg Sales
Candidate #4



I am 44 years old. Father of 3 daughters 9,7, and 4. Married to Ashley Fredo. Have lived in Shady Hollow for 8 years. Native Texan, born in Temple and raised in a small town called Buckholts. Graduated from Southwestern University in 1998 with a BA in Kinesiology/ Spanish Minor. Have worked as a Teacher, Coach, and Child Care provider. Am currently a Massage Therapist and part time stay at home dad.

Clay Zelisko
Candidate #5



Jason grew up in Shady Hollow, after his family moved to the neighborhood in 1986. He attended Bowie High School and went on to earn a degree in Criminal Justice from Texas State University. In 2016 he moved back home to Shady Hollow with his own family. Jason has spent sixteen years in public service, first as an Army Intelligence Analyst, with combat deployments to Iraq and Kosovo. Since 2012, he has served as an Intelligence Analyst with the Texas Department of Public Safety. He conducts financial crime investigations alongside Texas Rangers, including fraud, money laundering, public corruption, embezzling, identity theft, and other white-collar crimes. He currently serves on the board of directors for the Central Texas Chapter of ACAMS (the Association of Certified Anti-Money Laundering Specialists). Jason is passionate about empowering people to protect themselves from crime, and he is often asked to speak at conferences around the country on the topic of financial crime. In the last ten years, he has also been directly involved in working with HOAs and the Austin Police Department to help shut down four drug houses in Southwest Austin. Jason currently lives in Shady Hollow with his wife and two girls. He is a member of the HOA's Finance Committee and is active in the fight to get all Shady Hollow residents the right to vote on annexation by the City of Austin.



Continued from page 5

Committee Report

1. Executive, Mike Cain - Did not meet.
2. Finance, Geoff Lawson - Did not meet.
3. Recreation, Laura Kennedy - Met but no one attended.
4. Community Center, Gregg Sales - Did not meet.
5. Welcome, Mary Ellen Mathis - Did not meet.
6. Annexation, Jim Bateman - Met on November 26th. Roger Borgelt explained his lobbying efforts and how they could benefit Shady Hollow. Discussed that HOA monies could not be used in the lobbying effort. An association would be set up to collect funds to pay the lobbyist. A range of \$10,000 to \$20,000 is the expected cost.

New Business

- Discuss milage reimbursement for the General Manager

During an Executive Committee meeting it was agreed upon that Shady Hollow would reimbursement the GM for business related trips from the HOA office. Reports via MileIQ will be required for reimbursement. It was also discussed that the GM and Office manager could work together to determine schedules and that schedules could shift to accommodate off-peak travel.

Old Business

- No old business

Meeting Adjournment

- MOTION to adjourn by Russell Downey, seconded by Geoff Lawson. Approval unanimous.

Meeting ended 8:04 p.m.

Minutes submitted by Gregg Sales, Secretary

Continued from page 3

- upgrade our playground structure to accommodate all of our students, even those in wheelchairs;
- build an outdoor classroom space with a deck in the central courtyard;
- Add murals to our common areas;
- Supply furniture for the community common areas

Our big project is a brick paver walkway that will wind it's way through various parts of the campus. We want to get the word out to as much of the community as possible so that former students and their families have the opportunity to be a visible and permanent part of the new campus. Please visit our website for this project, www.magnifymenchaca.com. There you will find order forms for the bricks. You can buy them as a business, as a community member, and of course in honor or in memory of past or current Menchaca students and their families. This campaign expires on April 30, 2019, so please order you paver bricks today!

Our principal, Eliza Loyola, would be the best point of contact for information. You can email her at eliza.loyola@austinisd.org.



Shady Hollow Real Estate Report For 2018



Shady Hollow Single Story up to .35 acres

Years Compared	Homes Sold	Expired or Withdrawn	Average Sold Price	Ave. Price per sq Foot	Ave. Days on Market	Average SQ FT	High	Low
2017	19	1	\$338,337	\$179	11	1,918	\$405,000	\$255,000
2018	19	1	\$382,511	\$200	24	1,945	\$475,500	\$301,000

The average price improved 13.1% over 2017 median sales price. 25% of all transactions were cash deals. The high sale of \$475,500 was for a large home with almost 2,700 square feet, whereas the lowest sale was \$301,700 for a 1,700 square foot fixer. The vast majority of sales ranged from \$338,000 to \$419,000. No surprise, there was high demand for one-story homes, which continue to be a crowd favorite for "right sizing" families and retired couples.



Shady Hollow Two-story, up to .35 acres

Years Compared	Homes Sold	Expired or Withdrawn	Average Sold Price	Ave. Price per sq Foot	Ave. Days on Market	Average SQ FT	High	Low
2017	13	1	\$358,838	\$156	17	2,432	\$410,000	\$319,999
2018	5	1	\$378,800	\$169	33	2,307	\$407,000	\$325,000

While two-story homes did see an average price uptick of 5.6%, that improvement was far less dramatic than the one story homes (see above). The number of houses available for sale dropped significantly; only five homes were sold—all were financed. There were two sales which closed at \$407,000—both were in the 2400 – 2700 square foot range. The low sale of \$325,000 was in the 1700 square foot range.



Shady Hollow Homes over .36+ acre Lot

Years Compared	Homes Sold	Expired or Withdrawn	Average Sold Price	Ave. Price per sq Foot	Ave. Days on Market	Average SQ FT	High	Low
2017	12	1	\$391,208	\$175	21	2,275	\$490,000	\$345,000
2018	17	2	\$437,507	\$198	10	2,257	\$615,000	\$375,000

The high sale of \$615,000 was a 2,100 square foot, highly upgraded home with extensive gardens, over \$25,000 in kitchen appliances and a guest house. This was a very unique outlier for the area. The lowest price of \$375,000 was paid for a 1800 sq foot original home with no interior upgrades and a 42 year old original septic. Average home price was up by 11.8% and nearly twice as many large lot homeowners sold their home in 2018 than in 2017. Only one of the 17 buyers was an all-cash transaction.



Shady Hollow West All

Years Compared	Homes Sold	Expired or Withdrawn	Average Sold Price	Ave. Price per sq Foot	Ave. Days on Market	Average SQ FT	High	Low
2017	3		\$460,333	\$145	31	3,199	\$511,000	\$420,000
2018	3	1	\$464,833	\$168	14	2,650	\$540,000	\$375,000

This part of the neighborhood of 108 homes was developed from 1999 to 2001 by David Weekley Homes. The floor plans and vintage of these properties put them in competition with the Villages of Shady Hollow and Barker Ranch at Shady Hollow. With so few homes in this sub-section, there are few sales per year. The high sale of \$540,000 was a 3600 square foot, two-story home with four bedrooms, three baths, with 2nd master/in-law plan and a pool. The low price of \$375,000 was a 2100 square foot one-story in need of upgrades. That said, there were not enough sales in this neighborhood to draw much of a conclusion from average sold price.



DENA DAVIS
MIKE BUTSON
T E A M

Call us for a free Home evaluation 512-686-3348



Shady Hollow Board Meetings for the year

January 17, 2019
February 21, 2019
March 21, 2019
April 18, 2019
May 16, 2019
June 20, 2019
July 18, 2019
August 15, 2019
September 19, 2019
October 17, 2019
November 21, 2019
December 19, 2019

This is open to all Shady Hollow members join us to be a part of our neighborhood and play an active role in the community. It's very informational on a Month to Month basis that shares the duties of what's going on here at Shady Hollow and you can see the difference it makes in the community and what is getting done.

Boy scouts turning Shady Hollows Christmas Trees into the shredder, Thanks you so much for making this happen for our community.



DK Maria's **LEGENDARY TEX-MEX**

Shady Hollow's family friendly neighborhood restaurant.

Monday kids 12 and under eat free.
Breakfast served until 3pm.
Open at 9am Saturday and Sunday
Private meeting and party room available.
Tex-Mex like it used to be!

1807 W. Slaughter Lane, Ste 750
512 292 1001
dkmarias.com



Shady Hollow
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Polar Bear Plunge

Let's Go Shady Hollow!

19th ANNUAL POLAR BEAR SWIM DRAWS RECORD CROWD

January 1st dawned grey and cold but the Shady Hollow Polar Bears appeared undaunted and unfazed by the weather. The morning's Polar Bear swim brought out a record crowd of 61 participants along with a host of on-lookers.

The weather was warmer than last year's 20 degree air temperature but was still a heart stopping 42 degrees with a water temperature of 54 degrees. For unknown reasons, none of the would-be ursines stayed in the water for more than a few seconds. Perhaps, someone signaled the presence of a great white in the area.

A few participants arrived late but still fearlessly jumped in - one even swimming a lap before exiting.

This year's event was the 19th Annual Swim in what has become a quirky, yet popular, event for the most stalwart residents of our neighborhood. HAPPY NEW YEAR.



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3303 Doe Run
Austin, Texas 78748



2019

Holidays & Observances

January

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
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February

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31						

April

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August

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October

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November

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December

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22	23	24	25	26	27	28
29	30	31				

- Jan 01** New Year's Day
- Jan 17** Board Meeting
- Feb 05** Chinese New Year
- Feb 12** Lincoln's Birthday
- Feb 14** Valentine's Day
- Feb 18** President's Day
- Feb 21** Annual Board Meeting
- Mar 10** Daylight Saving (begin)
- Mar 17** St. Patrick's Day
- Mar 21** Board Meeting
- Apr 18** Board Meeting
- Apr 20** Passover
- Apr 21** Easter
- Apr 24** Admin Assistants Day
- May 16** Board Meeting
- May 12** Mother's Day
- May 27** Memorial Day
- Jun 09** Pentecost
- Jun 14** Flag Day
- Jun 16** Father's Day
- Jun 21** Board Meeting
- Jul 04** 4th of July Parade
- Sep 02** Labor Day
- Sep 19** Board Meeting
- Oct 14** Columbus Day
- Oct 17** Board Meeting
- Oct 31** Halloween
- Nov 11** Veterans Day
- Nov 21** Board Meeting
- Nov 28** Thanksgiving
- Dec 19** Board Meeting
- Dec 22** December Solstice (GMT)
- Dec 25** Christmas Day
- Dec 26** Kwanzaa begins
- Dec 31** New Year's Eve