



**Shady Hollow**  
Home Owners Association

# Shady Hollow Highlights

The Official Publication of the Shady Hollow Homeowners Association

## Celebrate the New Year!

### 20th Anniversary of the Polar Bear Swim

Written By Charlie Nettles

After 20 years, the Shady Hollow Polar Bear swim continues on as a popular way to begin the New Year. The weather was ugly with grey skies but the neighborhood ursines came out of hibernation in throngs. A record 69 participants arrived to start the year off with a plunge into the chilly 50.3 degree water.

The numerous participants arrived with their bevy of trainers, supervisors, groupies and curious onlookers including several confused dogs. No one stayed in the cold water long, instead choosing to linger for some time while catching up with their neighbors. The air temperature this year was almost identical to the water temperature.



Best wishes to everyone for another great year. HAPPY NEW YEAR!

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#### Next Board Meeting

January 16, 2020 at 7pm  
Community Center

#### ANNUAL MEETING

Thursday, February 20th



*A new year is underway and the possibilities are endless.  
We wish you and your family a wonderful year ahead.*



# The President's Corner

By Board President, Joan Allen



“Happy New Year! It’s time for fresh beginnings and for Shady Hollow, we begin the new decade with many opportunities.

The HOA board and our General Manager Amy Loughrey continue to take action to maintain and improve our amenities. Lighting at the tennis courts and pool has been replaced and upgraded. The pool, which is over thirty years old, requires repairs and improvements and we continue to work on its infrastructure. One of the tennis courts at Doe Run has had a pickle ball court added to the tennis court and we hope more families take advantage of this amenity. Our parks are also a focus for upgrading, with new trees being planted at the pool and the Gatling Gun fence is being painted. We’ve also replaced the sign at the Community Center and it is a beautiful symbol of our neighborhood.

With the new year, we all have the chance to take a look at our homes to plan repairs and improvements. Is the landscape overgrown? Does the trim need repainting? Has the fencing exceeded its useful life? Remember, however, that any changes to the appearance of the residence or structural additions or changes must be submitted to the your section’s Architectural Control Committee for review and approval. You can find information about this process and the forms at <http://www.shadyhollow.org/architectural-control-committees>.

On behalf of your board and staff, I’d like to wish you and your family a healthy and prosperous new year.

Joan Allen

## Current Board Members

- PRESIDENT  
Joan Allen
- VICE PRESIDENT  
Russell Downey
- TREASURER  
Geoff Lawson
- SECRETARY  
Gregg Sales
- Dave Anderson
- Jim Bateman
- Laura Kennedy
- Mary Ellen Mathis
- Jamie Rygg
- Clay Zelisko
- Jason Zirkle

## Shady Hollow Highlights

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# 2020 Shady Hollow Polar Bears

Happy New Year!





## MUD News

By MUD Board Vice President, Cindy Nettles

The MUD Board held its regular monthly meeting on December 3, 2019, at the David C. Ellis Community Center, 3303 Doe Run. All Directors were present.

Deputy Rush had no crimes to report for the past month; he said things in the neighborhood had been quiet.

President Stried reported the District's property located at 3910 Capistrano Trail had been sold – the closing was held Nov 15, 2019.

The General Manager is still trying to sell the District's generator – another MUD has expressed an interest in purchasing the surplus property.

### The Constable's report for December included the following:

- worst of the speeders: 49/30 (school bus with student on board – Green Emerald);
- regular patrols of parks, schools, parking lots;
- traffic enforcement (various locations); parking violation (Ammunition); assist motorist having anxiety attack (Sesbania);
- suspicious vehicles: (1) keys in ignition, window open-checked ok, owner walking dogs in greenbelt (Sesbania); (2) trunk open-checked ok (Carnelian);
- attempted burglary-alarm call-door found kicked in-surveillance video showed 4 males fleeing in silver SUV-check showed vehicle stolen in Austin (Festus);
- assist TCSO: suspicious vehicle (Squirrel Hollow 5:45 a.m.)



## Shady Hollow Clubs

### Welcome New Residents

**Jennifer and Christopher Solari**  
10705 Shackelford Drive

**Renata and Derrick Osobase**  
3504 Capistrano Trail

**Ajay Bindingnavale**  
4444 Lost Oasis Hollow

**Pandora Solutions, Inc**  
3603 Indian Point Drive

**James and Claire Gunn**  
3502 Eldorado Trail

### Yoga

Classes of focused stretches that help you find your inner peace. Adults meets Tuesday and Thursday evenings at 7 p.m. and Friday morning at 9 a.m. in the Community Center.

### 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

### Genealogy Club

The Shady Hollow Genealogy Club meets at 7:00 p.m. on the 3rd Tuesday of odd-numbered months (January, March, May, July, etc.). The January meeting is tentatively scheduled for January 21, 2020. For more info, contact Jim jim@jadowning.com or Cindy dragonfire@austin.rr.com. Hope to see you there!



**KRAZY KLEEN MAIDS**

**2020**  
WE WISH YOU A HAPPY  
**NEW YEAR**

**It's a new year and our arms are open wide!**

*2019 was just the beginning of our growing commitment to offer free cleaning services to anyone who is battling cancer.*

*So in 2020 Krazy Kleen Maids, the Compassionate Cleaning Company will pick up their mops and with our arms open wide help those in need. Please help us touch their lives with prayer or by helping us spread the word. We are honored and blessed to offer this free service.*

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### Message from the President of the Shady Hollow MUD Board of Directors

Prior to the passage of Senate Bill 1468, Shady Hollow Municipal Utility District (SHMUD) was to be annexed by the City of Austin on December 15, 2020 according to the Strategic Partnership Agreement (SPA). Because of the SPA, SHMUD proceeded with the expenditure of all funds accumulated during the existence of SHMUD.

SHMUD lowered the Operations and Maintenance (O&M) tax rate in 2018 to .02cts/\$100 property valuation. Due to sound fiscal responsibility SHMUD paid the Debt Service payments for the Fire Station bonds for 10 years. All these actions to expend SHMUD funds took a sharp reversal due to the passage of SB 1468 in May 2019.

To maintain the ability to operate SHMUD and to pay the Debt Service for the Fire Station, taxes had to be increased. The O&M tax rate was increased to .05cts/ \$100. The Debt Service tax rate was increased to .06cts/\$100. The tax rates must be levied by October 1 yearly. These tax rates apply only to the residents of Shady Hollow MUD.

If you have any questions relating to the tax rate increase, please contact me at [rstried@aol.com](mailto:rstried@aol.com) or 512 496 6745.

Thank you,  
Dr. Ron Stried  
Shady Hollow MUD Board President



Shady Hollow Extends  
a HUGE Thank You to Linda Ray for the Gingerbread Houses



What are these guys up too?



Happy Holidays Shady Hollow



Shady Hollow residents gathered on a beautiful Saturday afternoon to welcome in the holiday season with their neighbors, enjoy festive crafts and meet the guests of honor, Mr. and Mrs. Santa Claus!

There were a number of fun activities to participate in including writing thank you letters to leave with their milk and cookies for Santa, a cookie "baking" station where kiddos created festive cookies from Play-Doh, holiday hayrides throughout the neighborhood and a puppet show! At the hot chocolate bar, sponsored by Manchaca Village Vet, residents had a great time creating their own unique cocoa concoctions with caramel, peppermint, cinnamon and sprinkles along with enjoying delicious holiday cookies. Outside, there were yummy gooey s'mores provided by the Troop 10 Boy Scouts and adults sipped on tasty holiday cocktails courtesy of realtor Jennifer Odom.

Neighbors continued the tradition of having their pictures taken with Mr. and Mrs. Claus and telling them what they hoped for under the tree this year. It was a great way to get in the holiday spirit!

Thank you to HelloNabr  
Business Partners:

- **Manchaca Village Vet**
- **Ryan Johnston**
- **Jennifer Odom**
- **The Hive**
- **Natasha the Puppeteer**



The 2020 Annual Meeting for the Shady Hollow Homeowners Association is scheduled for Thursday, February 20th. We will be welcoming guest speaker, Representative Vikki Goodwin, along with SH MUD Board President, Ron Stried. The election of 5 members to the Shady Hollow board will be held and results of the election will be announced at the meeting. A state of the union address from our current Board President and Treasurer will also be provided. The annual meeting notice and election materials will be arriving in your mailbox soon - we ask for your participation by casting your vote for this important annual event. Please review the board candidate biographies listed here and we look forward to seeing you at the annual meeting!

## 2020 Shady Hollow Board Candidates



**Jim Bateman** - I have served on the Shady Hollow Homeowner's Association Board of Directors for the last four years, including three years as the Vice President. In that time, I have chaired the Annexation Committee and was successful in pushing legislation that assured Shady Hollow residents the right to vote on the City of Austin's proposed annexation of Shady Hollow. I am proud of the way that our neighborhood came together to fight for homeowner's rights and I would like to continue to serve on the Board to follow through with my commitment to make sure that the HOA members are able to enforce their rights.

My family and I have lived in Shady Hollow since 2001 and love this neighborhood. My wife and I and our three sons have enjoyed the excellent schools and neighborhood facilities, and my sons have participated on the Shady Hollow Stingray Swim Team and the Scouts BSA programs sponsored by the HOA. I continue to volunteer my time to help lead the Cub Scout Pack and Venture Crew at Shady Hollow.

Originally from Lubbock, I moved to Austin in 1989 to attend UT Law School. As an attorney for five different State of Texas agencies over the last 27 years, I have gained valuable experience dealing with municipalities regarding neighborhood development, water and sewer utilities, gas utilities, and transportation issues. I am currently working for TxDOT, where I represent the agency in the financing of transportation facilities.

I intend to use my experience to keep Shady Hollow the best neighborhood in Austin. I will continue to fight for the rights of Shady Hollow residents, and I want Shady Hollow to continue to be a cohesive force in maintaining the quality of the neighborhood schools as Austin continues to grow. I would like to continue to hone the HOA Board's policies and procedures, I would like to continue the trend of expanding neighborhood social events and maintaining neighborhood facilities. I would appreciate your vote.



**Russ Downey** - I am Russ Downey and I have been a resident of Shady Hollow, Section 3B since 1994. I am a retired State employee and retired Army veteran.

I am currently serving on the Board of Directors and have done so for the last 10 years. I would like to continue to serve our community. As a member of the Traffic Committee I worked to reduce traffic on Brodie Lane and to have SH 45 constructed. I currently serve as the Shady Hollow Board Vice President, Chair of the Policy Committee and member of the Welcome Committee. I have also been the coordinator of July 4th festivities and most recently the 2019 Grand Marshal of the Fourth of July Parade.

Should I remain on the Board, I will continue to develop neighborhood spirit and support of our community through my volunteerism efforts.

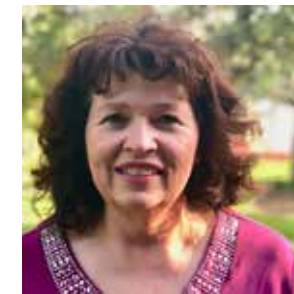


**Jim Downing** - I'm Jim Downing. Ann and I have lived in Shady Hollow since summer 1975. We raised our kids, Jennifer and James here and they have blessed us with 5 grandkids, all living in Austin.

I grew up in south Texas, attended Texas A&I for two years before transferring to UT in 1960 where I finished in 1964 with an MA in mathematics. I was employed by several tech companies working mainly on defense related projects. In 1989, I convinced three of my colleagues to join me and we formed Zycor. We developed computer software mainly used by oil companies in subsurface modeling. Following a merger with another company we were acquired by Halliburton where I continued to work for a short time before retiring into consulting work. On the social side, I served as a board member for Ballet Austin, the company that stages the Nutcracker every year. Our daughter Jennifer danced with the company through her teens and until she left for college. In the early days of that company, Ann sewed costumes and I built stage props. Ann is still deeply involved with the Ballet Guild and I help to a much lesser degree.

My non-business activities include gardening, working on genealogy (co-founder of the Shady Hollow Genealogy Club), writing a biography about my grandfather, restoring the audio quality of old recordings, skiing, and puttering in my shop.

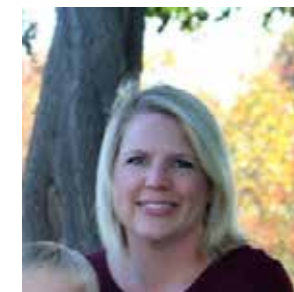
In the spring of 1978, my neighbor Gene Reeder obtained a permit request submitted by Austin Savings to the Texas Water Development Board to lay a sewer line down the middle of Slaughter Creek. Our kids grew up playing in that creek and that was not going to happen. Together we alerted our neighbors and that was the genesis for what we now call Shady Hollow Home Owner's Association. I served as a founding board member. I look forward to serving again, as best I can.



**Laura Kennedy** - My husband, Bruce, and I moved to Shady Hollow in June of 2002. We have 2 amazing children who have grown up in this family-focused neighborhood. Stephen is 22 and working on becoming an electrician. He and his fiancé, Jessica, have given us our first granddaughter, Julia Renee, on Oct. 4. Michael is 17 and is a junior in high school. He just earned his Eagle Scout rank. They are my heart and soul!

I have been a teacher for 19 years and I am currently teaching kindergarten at Baranoff Elementary. I am very involved in the community and have served on the Shady Hollow Board for the last 6 years. I serve as the chair of the Parks and Pool Committee.

I am running for re-election, because I want the opportunity to continue to serve the residents of this great community.



**Jamie Rygg** - I would like to take this opportunity to introduce myself to the Residents of Shady Hollow. My husband, Robert, and I moved to this neighborhood in 2011. We had one 18-month-old son, and one son born the very next day after we moved in. We were drawn to the area for many of the same reasons most others have been - nice houses, tree lined streets, the parks and pool, low crime, and great schools. We've had two more kids while living here, bringing the total to four, and have enjoyed all the community events through the years. Shady Hollow has captured our hearts, and we are here for the long haul.

I grew up in the South Austin/Buda area and attended Jack C Hays High School. I have two degrees, an Associates and a bachelor's in science. My Bachelor's degree was attained at the beloved University of Texas at Austin in Youth and Community Studies/ Applied Learning and Development with a minor in Sociology. I am pursuing a degree in medicine, but for the time being my focus is on my family and being a proud stay at home mom. With three of our children at Baranoff and the other one not far behind, I try to stay as active as I can volunteering at our wonderful school. My husband, Robert is a Captain with the Lake Travis Fire Department, and has devoted his time to saving and helping others.

I have had the pleasure of serving on the Shady Hollow Board for two years now. I have thoroughly enjoyed serving this community and meeting so many new and wonderful people in our neighborhood. Over the last two years, I have served on the Annexation Committee, SHAVE, and now serving as the Chair of Events Planning. If re-elected, I will continue to work hard to keep Shady Hollow the place we all love.

# Shady Hollow Board Meeting Minutes

By Board Secretary, Gregg Sales

# Shady Hollow Board Meeting Minutes

Continued

## Shady Hollow Homeowners Association December 19, 2019

—DRAFT—

### Board Members Present

Joan Allen, David Anderson, Jim Bateman, Russell Downey, Laura Kennedy, Geoff Lawson, Mary Ellen Mathis, Jamie Rygg, Gregg Sales, & Clay Zelisko

### Others in Attendance

Dave O'Rourke, Lisa Wann & George Armstrong

### Staff in Attendance

Amy Loughrey

### Legend

CC - Community Center

CD - Certificate of Deposit

GM - General Manager

HOA - Home Owners Association

MUD - Municipal Utility District

### Board Members Absent

Jason Zirkle

### Meeting start

7:02 pm

### Current Agenda

- **MOTION** to move approve the current agenda by Mary Ellen Mathis, seconded by Geoff Lawson. Approval unanimous.

### Previous Minutes

- **MOTION** to approve the November 21, 2019 minutes by David Anderson, seconded by Laura Kennedy. Approval unanimous.

### Citizen Communication

- Deferred to New Business

### General Managers Report - Amy Loughrey

#### Parks and Common Areas

- The collection rate is at 99% on accounts receivable with only two accounts outstanding
- Four previous accounts are still outstanding that are already placed in collections
- General liability and D/O insurance policy put into effect at significant savings
- CCR violations for November are at 94 quantity with top offenses as follows:
  1. Trash can visible
  2. RV/trailers/vehicles improperly stored
  3. Fence disrepair/ un-stored items in view
- Architectural permits submitted and completed - 63 YTD as of 11/30/2019
- Resale packets for home sales completed - 56 YTD as of 11/30/2019 last month
- Upgrade of HOA software that combines current accounting database software and violations software into one program is in progress with some delays
- Continuing work on the Administration calendar for 2020
- HOA offices will be closed in observance of holiday, December 24, 25 and January 1st.

#### Parks and Common Areas

- All Parks - Tamper resistant lock system being reviewed for optimum utilization and cost.
- SH West - Graffiti in cement culvert was painted and no longer visible. Fence repair and painting scheduled for late December
- Gatling gun - Split rail fence is being painted and should be completed by the board meeting.
- Capistrano - Received compensation from trash vendor for tree damage.
- Doe Run - Report from constable that someone appears to have broken into Pac 82 Boy Scout shed. Could not tell if anything was missing.

#### Capistrano Pool

- Crystal Clear Pools is scheduled to begin excavation and discovery on the repair of the main drain leak. Once they have broken ground and assessed the situation we will know more about final cost.
- Several gaskets and tubing have been replaced or repaired in the pump area.
- Vandalism occurred at the pool with someone throwing large cement cinder blocks over the pool fence into both the large and wading pool.

#### Community Center

- Kitchen cabinets repaired (broken hinge and door)
- Repair of foyer stain has begun and will be completed in stages

#### Events

We have the following upcoming events for the year. Please plan to attend and show your support of the Shady Hollow HOA:

- Polar Bear Swim - Wednesday, January 1st, Capistrano Pool, 10 am
- Shady Hollow Annual Meeting and Board of Directors election, Thursday, February 20, 2020

### Treasurers Report - Geoff Lawson

#### Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 11/30/19 was \$124,302.24.

- Our reserve accounts as of 11/30/19 had \$128,577.32 in our Chase Reserve Account and \$205,256.91 in our CD at BBVA bringing total reserve accounts to \$334,834.23.
- We transferred \$7,958.33 from our operating account to our reserve account in accordance with the funding plan detailed in our Feb 2017 reserve study.
- Interest earned on our CD for the month of November was \$461.43.
- Our current assets are largely composed of cash in operating and reserve accounts in the amount of \$487,072.22
- Our total liabilities are for prepaid assessments and key deposits for pool and tennis keys. At 11/30/19 liabilities totaled \$39,513.56

#### Revenue

- Total income for the November 2019 period was \$8,623.82 versus budgeted revenue of \$11,893.00. While less than projected, this reflects the fact that the efforts of our general manager and office manager have been very successful in expeditiously collecting assessments.
- We have exceeded our revenue expectations involving the sale of homes in Shady Hollow. By the end of November, 2019 we have received transfer fees and resale certificates for 55 home sales. At this point we expect 60 home sale transactions to occur by 12/31/19.

#### Expenses

- Account 60250 Insurance – we spent \$4,751.27 for our new insurance carrier. We expect to receive a similar amount back from our previous insurance carrier as a rebate for the unused premium.
- Recall that during the month of October 2019 there was a cost of \$1,640.36 for pool chemicals. As we predicted, the cost of pool chemical for the month of November declined to \$201.14
- Note that our landscaping costs for the month of November were \$298 higher than budgeted because we had extra work performed outside the scope of our normal contract.
- Expenses at the pool came in under budget for the month of November with actual expenses of \$1,847.96 versus budgeted expenses of \$3,638. The lions' share of the decline relates to the maintenance contract being moved to Crystal Clear Pools.

#### MRI Expenditures

- Unscheduled MRI expenditures during the month of November were \$0.

#### Committee Report

1. Executive, Joan Allen - Did meet to discuss the pool repair process. \$2,400 was budgeted for the initial investigation.
2. Finance, Geoff Lawson - Did not meet
3. Recreation, Laura Kennedy - Did not meet
4. Pool - David Anderson - Did not meet. Some signs were replaced. The diving board steps are still expecting some repairs. Research is still being done on the ADA ramp. There are several projects that need to be done before April 1st. More information to come.
5. Welcome, Mary Ellen Mathis - Did not meet.
6. Annexation, Jim Bateman - Did not meet.
7. Architectural Control - Jason Zirkle - Did not meet.
8. Traffic - Clay Zelisko - Did meet. Discussed the Brodie Corridor project. Discussed contacting Bailey and Baranoff about safe paths to the schools.
9. Events Committee - Jamie Rygg - Did not meet.

#### New Business

- Discuss and consider action regarding ownership of the Boy Scout metal container located in the lower parking lot - Joan Allen  
**MOTION** to authorize the GM to negotiate for the acquisition of the container with intent to acquire it at no cost but not to exceed \$250 by Russell Downey. Seconded by Geoff Lawson. Approval unanimous.
- Discuss and consider action regarding fence replacement at 4401 Lost Oasis Hollow - Russell Downey
  - **MOTION** to take action to pay for half of the fence for no more than \$600 by Russell Downey second Clay Zelisko. Russell Downey & Clay Zelisko voted yea with the remaining offering a no vote.
- Discuss and consider approval of resident request to sponsor two-hour tennis tournaments on two courts in January, February, and March and an appropriate fee from rental of courts - Joan Allen
  - **MOTION** to approve the residents request to sponsor a two-hour tennis tournament using four courts with a fee of \$25/court for a two-hour block for the tournament by Jim Bateman, second Russell Downey. David Anderson voted no with the rest voting yes.
- Discuss changing legal counsel for collection matters - Joan Allen & Geoff Lawson

#### Old Business

- Discuss annexation action/response from the City of Austin. The MUD board has been talking to staff at the City and that progress is being made.

- *Move to Executive Session*

#### Meeting Adjournment

- **MOTION** to adjourn by Geoff Lawson seconded by Mary Ellen Mathis. Approval unanimous.

Meeting ended 8:58 p.m.

Minutes submitted by Gregg Sales, Secretary

Shady Hollow Homeowners Association  
 3303 Doe Run  
 Austin, TX 78748

JANUARY

SU	MO	TU	WE	TH	FR	SA
			1 happy new year!	2	3	4
5	6 tai chi 9:30 a	7 yoga 7:00 p	8	9 tai chi 10:30 a yoga 7p	10 yoga 9:00 a	11 holiday tree recycling 10a - 12p
12	13 tai chi 9:30 a	14 yoga 7:00 p	15	16 tai chi 10:30 a yoga 7p HOA Board Meeting 7p	17 yoga a 9:00 a	18
19	20 tai chi 9:30 a	21 yoga 7:00 p	22	23 tai chi 10:30 a yoga 7p	24 yoga a 9:00 a	25
26	27 tai chi 9:30 a	28 yoga 7:00 p	29	30 tai chi 10:30 a yoga 7p	31 yoga a 9:00 a	

FEBRUARY

SU	MO	TU	WE	TH	FR	SA
						1
2	3 tai chi 9:30 a	4 yoga 7:00 p	5	6 tai chi 10:30 a yoga 7p	7 yoga 9:00 a	8
9	10 tai chi 9:30 a	11 yoga 7:00 p	12	13 tai chi 10:30 a yoga 7p	14 yoga 9:00 a valentines!	15
16	17 tai chi 9:30 a	18 yoga 7:00 p	19 absentee ballots due by 5 p	20 tai chi 10:30 a yoga 7p Annual Meeting 7p	21 yoga 9:00 a	22
23	24 tai chi 9:30 a	25 yoga 7:00 p	26	27 tai chi 10:30 a yoga 7p	28 yoga 9:00 a	29

all events are held at the community center unless otherwise noted