



Highlights

Shady Hollow
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

2023 Annual Meeting and Board of Directors Election Results

We had another wonderful, well attended annual meeting on March 3rd. Special thanks to our guest speaker State Representative, Vikki Goodwin, who also honored the amazing volunteers that helped with brush cleanup after the ice storm in January. Thank you to the Boy Scouts, Shady Dads, Mike Cain, and numerous others for your heroic cleanup efforts for our neighborhood.



Welcome back re-elected board members, Sunil Shenoy, Jason Zirkle, Joan Allen, Geoff Lawson and Mary Ellen Mathis. Congratulations to our new board member, David Anderson. The election had a good turnout and thank you to everyone who voted. Our community is well represented by a group of dedicated volunteers. Our board continuously works to ensure the health & safety of residents, the upkeep of our amenities and a strong financial picture for our future.

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NEXT BOARD MEETING

Thursday, April 27th

@ 7PM

Community Center
3303 Doe Run

St. Patrick's Day!
Friday, March 17th



*May good luck be with you wherever you go, and
your blessings outnumber the shamrocks that grow.*

~ Irish Blessing

President's Corner

By Shady Hollow Board President, Joan Allen



Despite the ice storm last month, it appears that spring is springing, trees are budding and the bluebonnets are starting to make their appearance. Getting our yards spring ready is taking more effort as we clear away the tree branches from the storm, but it will be worth it!

Our HOA Annual Meeting was well attended and we appreciated Shady Hollow resident and State Representative Vikki Goodwin for updating us on legislative issues of importance to our community and the state.

Here's hoping for a lovely and peaceful spring and a safe spring break for all of our students and teachers.

Best wishes,



Reminder:

Assessments for the first half of 2023 were due by January 31, 2023

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

<https://shadyhollow.nabrnetwork.com/>

Please contact the HOA office at (512) 280-6623 or via email at shadyhollow@shadyhollow.org with any questions.

Spring

is in the Air!



Current Board Members

PRESIDENT

Joan Allen

VICE PRESIDENT

Russell Downey

TREASURER

Geoff Lawson

SECRETARY

Jamie Rygg

David Anderson

Jim Bateman

Jim Downing

Laura Kennedy

Mary Ellen Mathis

Sunil Shenoy

Jason Zirkle

Shady Hollow Highlights

EDITOR

Amy Loughrey

LAYOUT

Rachel Adkins

PRODUCTION

www.PrintShoppe.net

ARTICLE & AD DEADLINE

Last day of the month

SHADY HOLLOW HOA

3303 Doe Run

Shady Hollow, TX 78748

O: (512) 280-6623

E: shadyhollow@shadyhollow.org

W: www.shadyhollow.org



Shady Hollow Easter Eggstravaganza



**April 8th from 1-3PM
at the Shady Hollow
Community Center
3303 Doe Run**

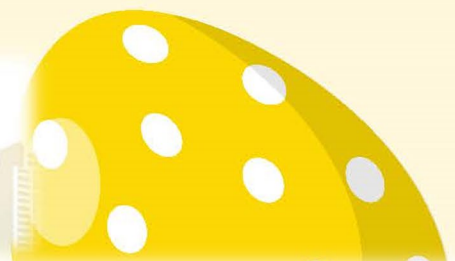
Event Times

0-3 Starts at 1:30
4-7 Starts at 1:50
8-11 Starts at 2:10
All Ages at 2:30

Featuring

Tiny Tails Petting Zoo
Face Painting
Kiddie Express Train
Kona Ice

Event Sponsored by



March Landscape Tips

Spring is Here!

By Kim Goyette
Business Development Manager



Spring is in the air and the first sign of bluebonnets have appeared along the highways. It is time to prep your landscape for a successful year!

Turf

Now is the time to prepare your lawn. If you have not done so yet, get your pre-emergent weed control applications completed in order to help prevent weeds. Once the last freeze hits, lower your mow height by about 1/3 to remove some of the brown blades. Do not scalp St. Augustine to the ground, as this will do more harm than good. Lowering the mow height will also help to allow the soil to warm up faster.

Apply a high nitrogen fertilizer; look for slow release formulas to help feed your lawn. Remember, even dormant turf needs to have the roots fed.

Spot spray any remaining weeds in shrub beds and turf areas with appropriate herbicides. Once these are dead, the pre-emergent should provide satisfactory control for at least two months. DO NOT use non-selective herbicides in your turf or you will end up with dead brown circles.

Shrubs

Clean up all the leaves from around the base of your shrubs when doing your perennial cut-backs. Shrubs planted early in March and April will have a much better chance of surviving the hot summer heat and the watering restrictions.

Irrigation

Check and repair your irrigation system. When watering is needed, try to soak the soil to a depth of about 4" and allow the soil to "dry out" before watering again. If rainfall is adequate, turn your controller off or install a rain sensor to do it automatically for you as to not waste water.



Consult the City of Austin's website for current watering restrictions. Remember to adjust your automatic sprinklers or manual watering times based on your address.

<https://www.austintexas.gov/department/water-restrictions>

SHADY HOLLOW EXERCISE GROUPS

Camp Gladiator

Join this fun group for an outdoor workout class at the Community Center. Classes are held in lower parking lot:

M, W, F at 8:15 a.m.
Tues and Thurs at 4:15 p.m.

For more info, please contact:
sarahcovey@campgladiator.com

Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are held in lower parking lot:

Tues & Wed 7PM Saturday
Cardio at 10AM Saturday
Dance at 11AM

For more information, please contact Monica at:
dancewithmonicaatxinfo@gmail.com

Jazzercise

Light aerobic dance instruction. Adult classes meet in the Community Center:

Mon and Wed at 8 a.m. M, T,
W, TH, F at 9 a.m.
M, T, W, TH at 5:15 p.m.
Saturday at 8:30 a.m.
Sunday at 4:30 p.m.

For more info, contact Kristin:
kbtemple1@gmail.com
www.jazzercise.com

Yoga

Classes of focused stretches that help you find your inner peace. Adult classes meet in the Community Center;

Monday at 8:30 a.m.
Friday at 8:30 a.m.

For more information, please contact Pam: asana2om@gmail.com

Shady Hollow Clubs

Shady Hollow Artists Club

Come join us!

Are you interested in meeting other artists in the neighborhood? If so, join us for our next meeting on April 2nd from 1-3pm at the Shady Hollow Community Center – West Side.

Open to all Shady Hollow Residents, no matter your medium or skill!

For more information or to RSVP, please contact Sarah Gaertner at: sgaertner@utexas.edu or by phone at 512-779-5619

Come Join the Shady Hollow Quilt Club



Calling all Shady Hollow Quilters!

Please join us every 3rd Thursday from 1-4 p.m. to engage in various topics regarding quilting. Please come share your quilts and see the beautiful work of others.

Welcome New Neighbors!

Purchasing Fund 2020-1 LLC 11405 Aloysia Drive

Da Huang & Hanyan Yao 3506 Apache Forest Drive

WELCOME TO THE NEIGHBOURHOOD





Keep doing the things you love.

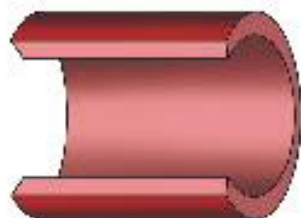
Catch health problems before they go too far.

Life Line Screening offers a 4-screening package to provide peace of mind or early detection for risks of stroke and cardiovascular disease.

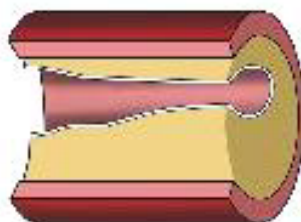
The combination of these tests helps detect problems—before you have symptoms and while you and your doctor can still take action...so you can keep doing the things you love.



Plaque buildup can lead to cardiovascular disease, stroke and aneurysms.



A normal artery allows blood to flow through easily.



Plaque buildup in the arteries reduces your blood flow and can be dangerous if left untreated.

Register now to check the health of your arteries

4 Important Screenings for Only \$149 (Special Package Pricing)

- Carotid Artery Disease
- Peripheral Arterial Disease (PAD)
- Abdominal Aortic Aneurysm (AAA)
- Atrial Fibrillation (AFib)

Join the **10 million people** who have been screened.
We are coming to your neighborhood.

When: Tuesday, April 18, 2023

Where: Shady Hollow Community Center
3303 Doe Run Austin, TX 78748-1813

To register for your appointment and to receive the special discount, please call toll-free **877-792-8479** or visit LLSA.SOCIAL/HC

Screening results are provided to you in about 14 days. We direct all participants with abnormal results to take the report to their physician. Appropriate modification of risk factors (including high blood pressure, smoking, heart disease, diabetes and poor diet) is also necessary for cardiovascular disease prevention. Our screenings cannot detect all forms of stroke risk or cardiovascular disease. All tests are for screening purposes only. You should consult with your personal physician regarding your screening results. Price does not include any applicable review fees. Insurance Note: Life Line Screening does not participate in the Medicare program and the cost of our screening services is not covered or reimbursable by Medicare. Life Line Screening does not file insurance claims nor provide referrals to any physician's group or hospital. If you are unable to attend the screening for any reason whatsoever, we will issue a gift card for the full amount to be used by you, or anyone you choose, for future screening services.

**SPRING
IS NEAR**



**AND SO ARE YOUR
MOSQUITOES**



MOSQUITOTEX

**GET A FREE QUOTE
& SIGN UP NOW**

to arrange your MosquitoTex
yard spraying service
for the 2023 season!



**LOCALLY
GROWN**  **LOCALLY
OWNED**

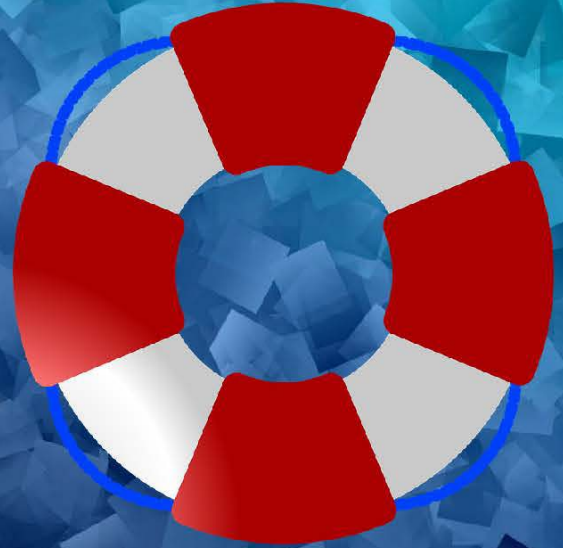
MosquitoTex is a homegrown residential mosquito control service founded right here in Southwest Austin. Built by neighbors, we're your only truly local solution for getting rid of your truly annoying mosquitoes.

It's time for you to get outdoors again.

Call, email or visit us online:

(512) 466-5520 * HELP@MOSQUITOTEX.COM * MOSQUITOTEX.COM

LIFEGUARDS



WE ARE HIRING!

**SHADY HOLLOW
LIFEGUARDS**

APPLY AT:

shadyhollow.org/lifeguard-app

Certification class avail 03/25-03/26

Starting Pay \$18 per hour

Architectural Control Committee Election

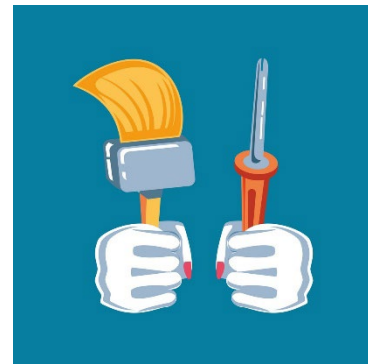
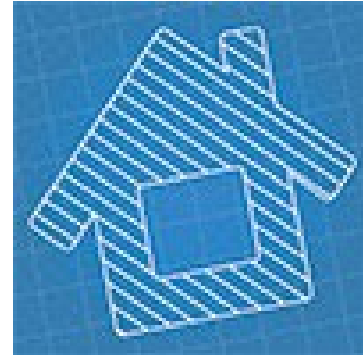
The Shady Hollow HOA will be conducting an election for the following Architectural Control Committees:

Section 2A-1
Section 3A-2&3
Section 5-1
Section 5-2
Section 6

Members of these Sections who are in good standing, may submit their name for the ballot no later than Friday, March 31, 2023, by 5PM.

Please submit your name, address, phone and email to the Association Manager at gm@shadyhollow.org.

Thank you,
Jason Zirkle
Shady Hollow ACC Coordinator



Shady Hollow Area Resident Todd Munsinger, Owner

Longtime south Austin resident, Todd Munsinger, has lived in the area since 1990, and in the Shady Hollow area for the last 17 years. Todd doesn't just build roofs, he has also built a reputation as a premier Austin area residential roofer.

If you are looking for a professional roofing company in the Shady Hollow area to inspect, repair, or replace your home's roof, you don't want to entrust this critical component to just anybody.

Todd and his team will devote the same care and attention to your family's roof as they would their own.

www.DBROOFS.com





COWAN ELEMENTARY

Saturday March 25, 2023
11a-4p
2817 Kentish Drive, 78748

CARNIVAL



Public Welcome

Presale \$20 wristbands available until March 20th - buy online: www.cowanpta.com "carnival" tab
Day of \$25 wristbands for unlimited activities OR single 50¢ tickets for activities & food.

Carnival Food

TICKETS ONLY



Fun Activities

Cake Walk • Soccer Darts • Wacky Ball
Splash The Staff • Mini Golf • Petting Zoo
Meltdown • Football Throw • Tricycle Race
Rock Wall • Holey Moley • Obstacle Course
Giant Slide • Toilet Toss • Duck Pond • Train Rides • Wheel of Fortune • Lollipop Pull
And More...

Food Trucks

CASH AND CREDIT CARD ONLY



3 Raffle Drawings

Choice A.



COLTON HOUSE HOTEL +



Relaxing Staycation:

- 1 night hotel stay at the fabulous Colton House Hotel on South Congress
- \$125 gift certificate to Mantis Massage

Choice B.



Family Getaway:

- 1 night, 2 Bedroom 2 Bathroom Living Room Suite (plus waterpark passes for 5) at the Kalahari Resort

Excluding holidays and holiday weekends.
See website for details

Choice C.



HOTEL SAN JOSÉ



+ KENDRA SCOTT

Ultimate SOCO Experience:

- 1 night stay at the iconic boutique hotel in the heart of South Congress
- Kendra Scott necklace & earrings jewelry package

Visit www.cowanpta.com. Cash, Check or Credit Cards accepted for tickets & wristbands. Cash and Credit Cards only for Food Trucks (Kona Ice, The CornDog Company, Hands Off My Funnel Cake, Texami). Tickets will be used to purchase Carnival snacks & drinks, Jet's Pizza, Bush's and Tiff's Treats. Adult must accompany child under 15 years old. **No pets please.** Thank you!

Shady Hollow Board Meeting Minutes

January 19, 2023 --DRAFT--

Board Members Present:

Joan Allen, Jamie Rygg, Geoff Lawson, Jim Downing, Laura Kennedy, Sunil Shenoy, Mary Ellen Mathis, Jason Zirkle

Staff in Attendance:

Amy Loughrey, Rachel Adkins

Board Members Absent:

Russell Downey, Jim Bateman

Others in Attendance:

Dan McIntyre, Jena Michels, Lauren Stude, David Anderson, Kaleb Hamilton, Rebekah Rhodes, Liz Bogard, David Bogard, Patrick Moran, Arlin Hall, Cherie Hall, Chris Solari, Ed Colfax

Legend

CC – Community Center, HOA – Homeowners Association, GM – General Manager

Meeting Start: 7:02 p.m.

Current Agenda

MOTION to approve the current agenda by Geoff Lawson, seconded by Mary Ellen Mathis. Approval Unanimous.

Previous Minutes

MOTION to approve the minutes from November 17, 2022 by Geoff Lawson, seconded by Mary Ellen Mathis. Approval Unanimous

Association Managers Report – Amy Loughrey

Administration

- We have sent out HOA assessments for the first half of the year. Our new credit card processor agreement is still being worked on – we have a few items that need review before commencing and rolling out the new payor system. As previously mentioned, this should reduce the fee for the residents when paying online. We are no longer accepting cash in the HOA office effective January 1, 2023.
- Total Architectural Permits through 2022 are 155 qty.
- Resale of homes recorded through the end of 2022 are 62 qty.
- Total receivables outstanding as of December 31, 2022, total \$57,886.59
- We are beginning the 2022 audit with our new auditor, Rob Meyer, CPA starting end of January.
- Upcoming 2023 Shady Hollow HOA Board Election is underway. Ballots have been mailed and we are receiving votes in the office via mail and hand delivery daily.

Shady Hollow HOA – Covenants, Conditions and Restrictions:

- The primary covenant violation has been unregistered vehicles and trailers in the street. We have requested reinforcement of the issue from the patrolling Constables.

Parks and Common Areas,

CAPISTRANO:

- Capistrano Park water fountain closest to the tennis courts ran into issues after the freeze in December. Our board member, Jim Downing, replaced the spout fitting and repaired the fountain – thanks Jim! The park did well otherwise during the cold weather.
- Boy Scout, Cooper Shugart, has started his Eagle Scout project that involves updating the toddler park. They are replacing railroad ties, repairing fencing, replacing a bench, and adding more substrate where needed.

DOE RUN/COMMUNITY CENTER:

- We are still obtaining estimates to landscape the area surrounding the updated sport courts and resurfacing of existing basketball court.
- The primary sport courts have been completed and we have residents utilizing the courts on an “open play” basis.
- We are working to have a grand reopening of the courts scheduled for Saturday, February 4th at 11AM. Please plan to join us as we officially cut the ribbon and celebrate this project.
- Numerous games of pickleball have been occurring morning and evening. Appears to be very popular!
- We have completed the planting of a new Crape Myrtle hedge along the parking lot perimeter. The hedge will be a beautiful addition in late spring when the trees bloom.
- We also completed some minor tree trimming and ball moss removal surrounding the community center.

Shady Hollow Board Meeting Minutes

Continued

SH WEST/GATLING GUN PARKS:

- We had a water fountain in the SH West Park that was damaged during the freeze – thank you to resident, Lee Williams, who made the needed repairs.
- Both of these parks are scheduled this upcoming year to have funding available per the Reserve Study for playground equipment. We will evaluate the safety of existing equipment and then examine the ability to add new equipment.

CAPISTRANO POOL:

- The pool shower sprang a leak during the freeze but once again, thanks to Jim Downing who helped to save the day and make the repair! Annual Polar Bear Swim was well attended due to warm weather. Constraints on the event were in place due to no restrooms from the pool cabana construction. The repairs and updates to the interior of the cabana are going well. Jim Downing and I keep a constant vigil on the project, and you may see us from time to time in hard hats making inspections. The real work on the project has been Jim Downing as he completes numerous tasks and maintains a watch on the vendors.
- Our new pool maintenance company was able to have our CAT controller repaired at no cost to us (except reinstallation). They sent the system to HAYWARD who replaced the needed parts, and it was covered under warranty. The pool continues to look great under their care and we hope for a great 2023 swim season partnership.

SPECIAL EVENTS:

- The annual holiday party and First Annual Shady Hollow Holiday Tree Lighting was a nice event! Warm coffee, cocoa, and tasty cookies were served. Jim Downing lit the tree and residents visited with Mr. and Mrs. Claus. A movie was provided by the Boy Scouts and there was event tabletop s'mores.
- As previously mentioned, our next event is the grand reopening of the Doe Run tennis courts currently scheduled for Saturday, February 4th at 11:00 AM. Join us for a ribbon cutting and cake!
- We also hope that many residents will participate in the upcoming Shady Hollow HOA Annual Meeting and Board Election. Please join us Friday, February 17 @ 7 pm to hear the latest happenings from the Board of Directors and updates from county official, Commissioner Ann Howard and state official, Representative Vikki Goodwin.

November 2022 Treasure's Report – Geoff Lawson

Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 12/31/22 was \$472,719.13 The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm.
- Our reserve accounts as of 12/31/2022 held \$59,584.83 in our Chase Reserve Account and \$213,462.46 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$273,047.29.
- We transferred \$9,125.00 from our operating account to our reserve account at Chase Bank in accordance with the funding plan detailed in our Jan 2021 reserve study. In addition, year- end reimbursements to the operating account from reserves totaled \$236,801.15.

Revenue

- On a Cash Basis presentation, revenue for the month ending 12/31/2022 was \$7,797.78 versus budgeted revenue of \$4,700.00 This variance is explained primarily by the by the fact that the Association received \$3,700.00 in transfer fees and resale certificates versus the budget for the month of \$700.

□ Facilities fees were \$1,350 versus a budget of \$8000.

Expenses

- Professional services expenses (category 60300) were under budget for the month (\$723.04 versus budget of \$4,234.00) Legal fees were \$403.04 versus legal budget of \$3,334.00. Accounting fees were \$320 versus budget of \$900.
- Pest Control (category 60630) was \$1779.61 versus a budget of \$200. We had multiple pest control issues including at the pool and community center.
- Printing and postage for the month was \$3,043.27 versus a budget of 0 for the month. These expenses relate to our yearend purchase of stamps and envelopes for the ballots and assessment mailings.
- Repairs and maintenance pool (category 7002) repair and maintenance show a \$2,774.59 cost for the month versus budget of \$757.00. This reflects our increased rate from our new vendor as well as increased costs for chemicals at the pool (\$697.61 versus \$150.00 budgeted).
- Other Miscellaneous Landscaping at Doe Run Park (category 83030). This reflects garbage removal and vermin removal in the lower area beyond the parking lot.

MRI Expenditures

- MRI expenses – There were MRI expenses for Capistrano in the amount of \$23,871.89 and MRI expenses at Doe Run (tennis courts) in the amount of \$50,014.01 for the month.

Committee Report

1. Executive, Joan Allen – Did not meet.
2. Finance, Geoff Lawson – Did not meet.
3. Recreation, Laura Kennedy – Did not meet.
4. Pool, Sunil Shenoy - Did not meet.
5. Community Center, Russell Downey– Did not meet.
6. Welcome, Mary Ellen Mathis – Did not meet.
7. Policy, Russell Downey – Did not meet.
8. Architectural Control, Jason Zirkle – Did not meet. There will be an opening in section 6 if anyone is interested.

9. *Traffic, Sunil Shenoy – Did not meet.*
10. *Events Committee, Jamie Rygg – Did not meet.*
11. *Long Range Planning, Jim Downing – Will update in old business.*
12. *Ad Hoc Dog Park Committee, Tom Ennis – (GM spoke on Tom's behalf with his notes) Tom and Lessa are visiting the park at least once a day. Have seen an increase in usage since the mulch was placed. Rye grass has grown well. GM met with builder of the gate to discuss options for lock replacement.*

NEW BUSINESS

- *Discuss and take action to allow the use of the tennis courts to be utilized by Coach Rebekah, to teach tennis lessons.*
- *Long time resident who has been asked to coach tennis at Veritas Academy.*
- *Aware of other coaches and residents needing time and will be as flexible as possible.*
- *Motion to allow Coach Rebekah to utilize the tennis courts to have group play on Saturdays, and back up during the week during non peak hours contingent about the Association Manager to verify the usage of the courts made by Jamie Rygg, Seconded by Geoff Lawson. Approval unanimous.*

- *Discuss and consider action to approve the replacement of the community center roof*
- *The roof is scheduled to be replaced this year per our reserve study.*
- *Three bids to replace the community center roof and the Capistrano Cabana roof at the same time.*
- *Halls Roofing: \$68,085.00*
- *Green Knight: \$82,949.00*
- *Jamar Roofing: \$66,000.00*
- *Motion to approve the replacement of the Community Center and Pool Cabana Roof with Jamar Roofing in the amount not to exceed \$85,000.00 made by Geoff Lawson, Seconded by Jamie Rygg. Approval Unanimous.*

- *Review and discuss updates to the tennis sport court policies (Laura Kennedy spoke in Russell Downey's absence)*
- *Committee will specify the policy language and take back to the committee before a vote in March.*
- *No Motion at this time.*

- *Review and discuss idea of the community garden*
- *Visited Sunset Valley and Travis Country community gardens.*
- *Mary Ellen suggests that we pay for the fencing and getting water to the gardens.*
- *Suggests we send a letter out to the community to gauge interest.*
- *No Motion made at this time.*

OLD BUSINESS

- *Discuss pool cabana renovation progress*
- *Slide show*
 - *There have been several unexpected complications.*
 - *There was a footing right down the middle of the corridor. This took a week and a half longer just to jackhammer this out.*
 - *There were rodents in the attic that tore up some of the components.*
 - *The roof leaked for a long period of time and rotted structure out. The ladder was rotted where attached to the beam.*
 - *Tile is all done, and there is shiny new paint on walls through the corridor.*
 - *All unnecessary equipment in the attic was removed, and a new attic ladder and sheet rock were installed. -There are AC vents in every room. We have great circulation in the modified facility.*
 - *To be completed is the ramping of entrances of facilities and the cedar trimming needs to be pressure washed.*
 - *The memorial stones on the external pool cabana planter will be moved to the opposite side. Opinion of the board to redo the ramp.*
- *No motion at this time.*

NO EXECUTIVE SESSSION

EXECUTIVE SESSION ITEMS

- *Update on collections, covenant violations, personnel, and litigation (May take up in open session)*
 - *No Executive Session was convened.*
 - *No MOTION needed.*

MEETING ADJOURNMENT

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

Meeting ended 9:14pm

Minutes submitted by Jamie Rygg, SHHOA Board Secretary

SHHOA BOARD President, Joan Allen