



# Shady Hollow Highlights

Shady Hollow  
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

## Thanksgiving Fitness & Fun



Mark your calendars for our 10th Annual Shady Hollow 5k Turkey Trot Fun Run! This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

Date: Thanksgiving Day, November 24th  
Place: Gatling Gun Park-11403 Gatling Gun  
Time: 8:30 a.m.

Questions: ShadyHollowTurkeyTrot@gmail.com  
Register: <https://www.eventbrite.com/e/shady-hollow-turkey-trot-tickets-448635018417>

## 6th Annual Thanksgiving Kickball Game

After running the Annual Shady Hollow Turkey Trot Fun Run and before the big feast, join us for a family-friendly game of kickball! Team Turkey Legs –vs.– The Canned Yams Kickball Game.

Date: Thanksgiving Day, November 24th  
Time: 12:15 p.m. Please arrive on time. The oven is on!  
Place: Community Center located at 3303 Doe Run



Adults & Kids of all ages welcome!

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### BOARD MEETING

Thursday, November 17th  
Community Center  
3303 Doe Run  
7PM

Thanksgiving Day  
Thursday, November 24th



Be Kind, Be Thoughtful, Be Genuine,  
but most of all, Be Thankful.

# Holidays in Shady Hollow

By Board President, Joan Allen



**H**appy Thanksgiving! After a very successful Halloween, with our thanks to the HOA staff and Events Chair Jamie Rygg along with many wonderful volunteers, it's on to the holiday season, which will return with many of our traditional events.

In this newsletter and on our Nabr site, you'll find information about the Thanksgiving 5K Fun Run and the Thanksgiving Kickball Game. It's a great way to work off your Thanksgiving dinner calories and to get together with your neighbors. Come out and support a good cause as the 10th Annual Turkey Trot raises funds for a neighbor in need. You can also enjoy loads of fun by participating in the Thanksgiving Day Kickball Game that follows at the community center.

Realtor Dena Davis is generously repeating her Pumpkin Pie Giveaway to the community - a great way to snag a dessert and to thank her for her contributions to the community!

We will also enjoy Gingerbread House creations, hosted by resident, Linda Ray. This event is RSVP only...so keep an eye out for the announcement soon.

Your Homeowners' Association is getting into the holiday spirit as well with an holiday event with an annual visit and photo op with Mr. and Mrs. Santa Claus.

On behalf of the SHHOA board of directors and staff, I'd like to wish you all the happiest and safest of holidays.

Best Wishes,

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

## Current Board Members

### PRESIDENT

Joan Allen

### VICE PRESIDENT

Russell Downey

### TREASURER

Geoff Lawson

### CO-SECRETARY

Jamie Rygg

Jim Bateman

Jim Downing

Laura Kennedy

Mary Ellen Mathis

Sunil Shenoy

Jason Zirkle

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## Shady Hollow Highlights

### EDITOR

Amy Loughrey

### LAYOUT

Shady Hollow HOA

### PRODUCTION

[www.PrintShoppe.net](http://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](mailto:shadyhollow@shadyhollow.org)

W: [www.shadyhollow.org](http://www.shadyhollow.org)



# 4th Annual Pumpkin Pie Giveaway

In gratitude to our community, we invite you to come pick up a FREE pumpkin pie.

Pie Pick Up:

*Nov.  
18*

What Time?

*3pm  
7pm*

How?

*Curbside  
Pickup*

Register for your pie by: *Nov. 14th*  
at [daviscompany.com/events](https://daviscompany.com/events)

DOE RUN COMMUNITY CENTER  
3303 DOE RUN, AUSTIN, TEXAS 78748

#### DID YOU KNOW?

Since 2019, your generous support has helped contribute almost 1,000 pounds of non-perishable food donations to the Central Texas Food Bank! The Dena Davis Team is looking forward to another successful year and we couldn't do it without your help! We are proud to be a part of such a giving, supportive community! We can't wait to see you out there!



CENTRAL  
TEXAS  
FOOD  
BANK

Please help us support the central texas food bank by bringing a non- perishable food item when you come to pick your pie.



Dena Davis  
[daviscompany.com](https://daviscompany.com)  
512.686.3348



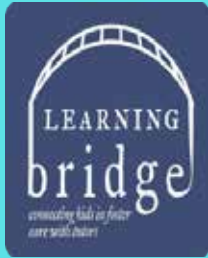
Stephanie Nava Rachel Power Kristin Huggins Stacey Weathers



## Win fabulous prizes and help kids in foster care!

Are you looking for a way to give back to the community this Giving Tuesday? Local non-profit Learning Bridge's mission is to match kids in foster care with free tutoring. This Giving Tuesday, our goal is to raise \$5000. The money will go towards making more matches with volunteer tutors to bridge the educational gap for the kids we serve. All donors will be entered into a drawing for some awesome prizes from local businesses. Become a recurring donor and you will gain 10 entries into our drawing!

Find out more about Learning Bridge at [www.learningbridgetx.org](http://www.learningbridgetx.org) or email [anuva@learningbridgetx.org](mailto:anuva@learningbridgetx.org).



- Book bundle from Book People
- 4 film passes to the Paramount Theatre
- 60-minute Swedish massage from Viva Day Spa
- Earring and necklace set from Kendra Scott
- Tito's Signature Gift Basket (\$250 value)

# GIVING TUESDAY

Scan the QR Code to donate and be entered into the drawing



VIVA DAY SPA



## Welcome New Neighbors

Jodi & Alexander Beloff  
3008 Shoot Out Court

Austin Jack LeBlanc  
Dominique Prejean  
11516 Gun Fight Lane

Alexander & Rachel Sprague  
3023 Festus Drive

Travis & Brooke Watson  
4437 Lost Oasis Hollow

## SHADY HOLLOW Exercise Groups

### Camp Gladiator

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

M, W, F at 8:15 a.m.

Tues and Thurs at 4:15 p.m.

For more information, please contact:

sarahcovey@campgladiator.com

### Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are:

Tues and Wed 7 p.m.

Saturday Cardio at 10 a.m.

Saturday Dance at 11 a.m.

For more information, please contact Monica at:

dancewithmonicaatxinfo@gmail.com

### Yoga

Classes of focused stretches that help you find your inner peace. Adults 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

### Jazzercise

Aerobic dance instruction to improve endurance. Adults classes will meet in the Community Center:

MW 8:00 a.m.\*

MTWThF 9:00 a.m.\*

MTWTh 5:15 p.m.\*

SAT 8:30 a.m.\*

\*when space availability permits

For more information, contact

Kristin Templeton at:

jazzerciseshadyhollow@gmail.com

## Shady Hollow Clubs and News

### Come Join the Shady Hollow Artists Club

Calling all Shady Hollow Artists. Are you interested in meeting other artists in the neighborhood? If so, show up on Friday, January 13th @ 11AM at the Community Center located on Doe Run. Come, no matter what your medium or skill. This will be an initial meeting to meet other artists, open times to create together, and brainstorm about outreach in our neighborhood, such as beautification or art classes for both adults and children. The agenda is open to your ideas. RSVP to Sarah Gaertner via text or phone at 512-779-5619. Please join us!

### Come Join the Shady Hollow Quilt Club

Calling all Shady Hollow Quilters Please join us every 3rd Thursday from 1-4 PM to engage in various topics regarding quilting. Please come share your quilts and see the beautiful work of others.

### shady Hollow HOA Board of Directors Annual Election

Any SHHOA member in good standing is eligible to run for the Board. The Shady Hollow Board of Directors meet each month on the 3rd Thursday at 7 p.m.

Should you decide to run for the Board, please submit a written statement of interest, contact information, a biography and photo to the HOA Office by Friday, December 9, 2022 by 5 p.m.

Information may be e-mailed to shadyhollow@shadyhollow.org or delivered via US mail or via hand delivery to the SHHOA office located at 3303 Doe Run, Austin, TX 78748.

Applications can be put in the drop-box adjacent to the front door or brought to the HOA office.

# Shady Hollow Thanksgiving

Turkey Trot and Kickball Game

## Thanksgiving Turkey Trot

Mark your calendars for the 10th Annual Shady Hollow 5k Turkey Trot Fun Run! This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

Date: Thanksgiving Day, Thursday, November 24th @ 8:30AM

What: 3.1 mile run/walk or 1 mile run/walk

Who: Anyone of any age, of any place, of any fitness level!

Cost: Free! -- However, there will be a donation jar at the race.  
All donations will go directly to a Shady Hollow area family in need

Where: Race will start and finish at the Gatling Gun Park (11403 Gatling Gun Lane, 78748)

RSVP: RSVP for a free race shirt! You can pre-register [HERE](#) - Registration is NOT REQUIRED to race.

Post Race: There will be snacks, drinks and neighborly company afterwards!





*Shady Hollow  
Holiday Party  
Supporting  
Brown Santa*

**December 3, 2022**

**3303 Doe Run | Austin, TX 78739**

Hot chocolate and family fun  
with Mr. & Mrs. Claus for everyone!

We hope you can join us for our Shady Hollow  
Holiday party! Bring your donation  
to support the Brown Santa Toy Drive!





# AUSTIN SSC KIDS

## YOUTH SPORTS LEAGUES

5 Minutes from Shady Hollow!

Our mission is to return the focus to

# FUN

in youth sports!  
All skill levels welcome!

Rec Soccer for ages 3-11

Clinics for ages 2-3

Coed Rec Flag Football for ages 5-10



Text or call 512-387-1551 for more info!  
[AustinSSCKids.com](http://AustinSSCKids.com)



# Shady Hollow Board Minutes

By Shady Hollow Board Secretary Jamie Rygg

## Shady Hollow Homeowners Association

September 15, 2022 --DRAFT--

### Board Members Present:

Joan Allen, Russell Downey, Jamie Rygg, Geoff Lawson, Jim Downing, Laura Kennedy, Sunil Shenoy, Jason Zirkle, Mary Ellen Mathis, Jim Bateman (7:12pm)

### Staff in Attendance:

Amy Loughrey

### Board Members Absent:

NA

### Others in Attendance:

Johnnie Merrill, Carl Hooker, Renee Hooker

### Legend

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

Meeting Start: 7:07 p.m.

### Current Agenda

MOTION to approve the current agenda by Jamie Rygg, seconded by Sunil Shenoy. Approval Unanimous.

### Previous Minutes

MOTION to approve the minutes from July 21, 2022, by Geoff Lawson, seconded by Jim Downing. Approval Unanimous

### Citizen Communication

- Johnnie Merrill – Member of the HOA and would like to meet on the 3<sup>rd</sup> Thursday from 1:00 pm – 4:00 pm for a quilting group. Would like to utilize the community center for this time.

- Carl Hooker – Reflected on the pool season. Noticed the pool and attitude changed. Acknowledged rumors in the neighborhood and thanked the board for recording meetings. He also stated he fully supports the renovations of the pool cabana.

### Association Managers Report – Amy Loughrey

#### Administration

- We have sent out 30-day notices for HOA assessments effective September 1<sup>st</sup>.

- Total Architectural Permits through August 2022 are 126 qty.

- We are still sourcing a new member for Section 2A-1. We have several residents considering volunteering for the position/running in an election.

- 43 Resale of homes recorded through the end of August 2022. Resale and transfer fees for the year have exceeded our budgeted projections.

-Receivables outstanding as of August 31, 2022, total \$93,529.48. The total of outstanding has increased due to expenses incurred for legal fees.

- Travis County Sheriff's office will be hosting a town hall meeting to discuss various citizen concerns at the Manchaca Fire Station located on FM 1626, Thursday, September 22 from 6-7pm.

#### Shady Hollow HOA – Covenants, Conditions and Restrictions:

- The primary covenant violation for this past summer is trashcans. New residents are not typically aware of the covenant and need information. RV's, Boats, and Trailer citations have been second runner up.

#### Parks and Common Areas,

##### GATLING GUN:

- Removed several large trees and trimmed oak trees in the soccer field playing area. The trees had damage from the winter freeze and large branches had broken off. The Tucker Family continues to assist with new tree watering and helping to maintain a review of the park area for any matters that would need attention.

##### CAPISTRANO:

- The paint vendor has completed painting the exterior light and tennis light poles. These final items wrap up the exterior paint project for the park.

- An Eagle Scout project, coordinated by Board Member, Jim Bateman, will benefit the toddler playground in the next couple of months.

- Jim Bateman has also agreed to assist our community by volunteering for the Stakeholder Steering Committee (SSC) for the Water Quality Protection Lands. He should have something to report back at the October board meeting.

##### DOE RUN/COMMUNITY CENTER:

- Our insurance claim for the community center roof was denied.

- The renovation project for the Doe Run tennis courts began on August 24<sup>th</sup>. The project started with the removal of the fencing, light poles, and tennis nets. The contractor has been working to reinforce the east back corner with exterior beams that will extend down deep to assist with erosion. We will also need to landscape after construction is complete. The frame to pour the concrete is almost done and we are tentatively scheduled to pour the new concrete cap on September 21<sup>st</sup>. The concrete must cure for a minimum of 28 days, but other work can be completed in the interim.

##### SH WEST:

# Shady Hollow Board Minutes

## Continued

- I have asked a Boy Scout to please consider for an Eagle Project the idea of adding a water feature to the dog park or to rebuild the walking path inside the nature preserve.
- The Shady Hollow MUD has still not completed maintenance of the drain enclosures. The vegetation has become heavily overgrown. Russ Downey has reviewed the area to help identify areas that need attention.

### CAPISTRANO POOL:

- We have completed the solicitation of new annual bids for pool maintenance. Our current vendor has come in at the lowest rate.
- Our CAT controller that provided automated chemicals into our large pool has several repairs that are needed. Our current vendor is recommending that we move to a leased system that will have parts and labor continuously covered at a flat rate per month.
- Lifeguard staff have been difficult to schedule as we moved into the month of September. We continue to work diligently to try and schedule staff to work and stay open on weekends. Adult swim maintains on its regular schedule.

### SPECIAL EVENTS:

- We are hoping to plan a ribbon cutting ceremony for the new Doe Run tennis courts when they are completed.
- Shady Halloween is scheduled for Saturday, October 29<sup>th</sup> at the community center. We are planning a haunted house with a movie and lawn games. Please join us if you can or try and volunteer by emailing [officemanager@shadyhollow.org](mailto:officemanager@shadyhollow.org)!

### August 2022 Treasure's Report – Geoff Lawson

#### Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 7/31/22 was \$540,861.94. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm.
- Our reserve accounts as of 6/30/22 held \$250,738.45 in our Chase Reserve Account and \$212,839.20 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$463,577.65. 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.

#### Revenue

- On a Cash Basis presentation, total revenue for the month ending 7/31/2022 was \$215,021.75 versus budgeted revenue of \$155,610.00. This excess revenue was largely the result of greater than expected assessment collections in the month (\$206,806.90 actual versus \$147,660.00 budgeted).
- Overall, net income for the first month of July 2022 aggregated to \$77,670.54 versus projected net income of \$73,643.36

#### Expenses

- Note that for the month of June we had 3 payrolls instead of the 2 that were projected in the budget because our payroll administrator (ADP) debited our operating account on the 30th of June instead of the 1st of July. Therefore, we had 2 payrolls in July (category 60210) which accounts for the lower actual expense than budgeted for the period. Total salaries were \$12,844.42 versus budget of \$17,332.00
- Professional services expenses (category 60300) were under budget for the month (\$3,628.54 versus budget amount of \$4,234.00) Our legal expense was higher than projected for the month (\$2,412.54 actual vs budget amount of \$3,334.00).
  - Subscriptions (category 60510) was higher than projected \$1,772.54 actual versus \$1,200 budgeted since some of the expenses were prepaid for the August reporting period.
  - Repairs and maintenance pool (category 70020). Total repairs and maintenance were \$11,897.23 versus \$7,267.00 budgeted. This is the result of placing two months' worth of expense into July. The association manager has contacted our external CPA (Heyman & Co) to make any needed corrections.
  - Planned Events (category 90010) we received \$1,350 in sponsorships for the 4th of July Parade/party which significantly offset our actual expense.

#### MRI Expenditures

- MRI expenses – In the month of July, 2022, there were MRI expenses of \$65,394.26 associated with the previously budgeted and approved replacement of the Doe Run tennis courts.

### September 2022 Treasure's Report – Geoff Lawson

#### Bank accounts/Balance Sheet

- Our register balance in our Chase Bank operating account as of 8/31/22 was \$575,985.18. The balance was reconciled to the QuickBooks ledger by both the Heyman CPA firm and me.
- Our reserve accounts as of 8/31/2022 held \$259,867.92 in our Chase Reserve Account and \$212,965.33 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$472,833.25.
- 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.

#### Revenue

- On a Cash Basis presentation, revenue for the month ending 8/31/2022 was \$87,804.57 versus budgeted revenue of \$146,050. This variance is explained by the fact that the Association received \$79,565.21 in assessments versus the budget for the month of \$139,000.
- Note that for the year to date, assessment revenue received aggregates to \$609,546.45 versus budget year to date of \$609,320.00. Which means that we received more revenue last month than budgeted, but we are spot on for the year to date.
- Facility fees for the month were \$2,025.00 versus budget of \$550.
- Overall, net income for the month of August aggregated to \$26,858.79 versus projected net income of \$77,025.23. Once again, the assessment revenue discussed above largely explains this.

#### Expenses

- Professional services expenses (category 60300) were under budget for the month (\$576 versus budget of \$4,234.00) we did not receive legal bill for the month resulting in \$0 expense versus legal budget of \$3,334

# Shady Hollow Board Minutes

## Continued

- Water at the Community Center (category 60420) was over budget for the month. Actual expense was \$1,955.18 versus budget of \$833. This is the result of Austin having the second highest temperature summer since records have been kept. We do not have a leak; we simply had to water the landscape to keep it alive.
- Repairs and maintenance pool (category 70021) Pool maintenance contract shows a \$0 cost for the month. However, because of a check date issue, we actually paid \$1,909.34. This issue will be resolved prior to the end of the reporting period (category 70022). Repairs and maintenance at the pool were \$3,795.00 versus \$0 budgeted for the month. This expense relates to finding a large leak between the wading pool and the main pool. As previously noted, previous history indicates that we will have unexpected repairs.

### MRI Expenditures

- MRI expenses – There were MRI expenses in the amount of \$12,287.12 at Capistrano Park for painting and refinishing the iron fence around the pool and \$1,900 in Doe Run Park.

### Committee Report

1. Executive, Joan Allen – Met to deal with violation of pool rules, and an incident that happened at the pool. Both issues have been addressed.
2. Finance, Geoff Lawson – Did not meet
3. Recreation, Laura Kennedy – Did not meet
4. Pool, Sunil Shenoy - Had a meeting last month. About 20 people. Several issues were raised. Usual productive meeting. The meetings have been disruptive and a little heated. Considering if we need to have public meetings, or just handle one issue at a time. The plan was to have the pool open for an extended amount of time, and we have attempted to keep it open based on lifeguard availability.
5. Community Center, Russell Downey– Did not meet
6. Welcome, Mary Ellen Mathis – Did not meet. We have new welcome bags and new Shady Hollow water bottles.
7. Policy, Russell Downey – Did not meet
8. Architectural Control, Jason Zirkle – Did not meet
9. Traffic, Sunil Shenoy – Did meet. Ideas include repainting crosswalks; put a centerline on some of the busier roads. Would like to put together a list of improvements to take to the county all at one time.
10. Events Committee, Jamie Rygg – Met with office staff to get things rolling. We will be having our Halloween event on October 29<sup>th</sup>.
11. Long Range Planning, Jim Downing – Did not meet.

### NEW BUSINESS

-Discuss and consider action to permit use of the community center 1 x per month on the 3<sup>rd</sup> Thursday from 1-4 pm by Mrs. Merrill and her quilting group

- Time does not interfere with other events already scheduled.
- Around 15 – 18 members
- Social group to encourage the art of quilting
- The facilities would be utilized free of charge.
- MOTION to take action to permit use of the community center 1 x per month on the third Thursday from 1-4 pm by Mrs. Merrill and her quilting group made by Russell Downey, Seconded by Mary Ellen Mathis. Approval unanimous.

### OLD BUSINESS

-Discuss and consider action to secure contract with McNabb Construction, LLC in an amount not to exceed \$275,000 to renovate Capistrano pool cabana

- This contract would secure the company to complete the work for us, but we would be on a wait list for possibly a year.
- Part of the construction contract will bring a master plumber in to see where things are in the building.
- This plan would allow for renovation of the current restrooms, as well as add an exterior ADA compliant restroom.
- Vice President, Russell Downey took control of the meeting to allow for President, Joan Allen to speak. She voiced her opinion that the return on investment does not meet what we will be putting into it.

- Motion to take action to secure contract with McNabb Construction, LLC in an amount not to exceed \$275,000 to renovate Capistrano pool cabana made by Jim Downing, Seconded by Russell Downey. Modified by Jim Downing to motion to approve an amount not to exceed the \$275k to renovate the Capistrano pool cabana. In favor, Russell Downey, Jim Downing, Jamie Rygg. Nay: Mary Ellen, Sunil Shenoy, Joan Allen, Lawson, Laura Kennedy, Jim Bateman, Jason Zirkle. Motion Failed.

Adjourned to executive session at 9:00 pm

Adjourned executive session at 9:28 pm

Reconvened in Open Session at 9:28pm

### EXECUTIVE SESSION ITEMS

- Update on collections, covenant violations, personnel matters, and potential litigation (may take up in open session)
- No MOTION made or needed.

### MEETING ADJOURNMENT

- MOTION to adjourn by Jamie Rygg, seconded by Russell Downey. Approval Unanimous.

Meeting ended 9:28 pm



Shady Hollow Homeowners Association  
3303 Doe Run  
Austin, TX 78748



## 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](http://www.DBROOFS.com)**

