

WATERLEAF HOME OWNERS ASSOCIATION  
C/O GOODWIN MANAGEMENT, INC.  
11149 RESEARCH BLVD., SUITE 100  
AUSTIN, TX 78759

## To Our Neighbor:

### CITY OF KYLE

City to begin broadcasting on Government Access Channel: Installation is now complete for the city's new Government Access Channel, which will be available on Spectrum (formerly Time Warner Cable). Programming, which begins soon, will include Kyle City Council meetings, informational videos, and interviews with staff, upcoming events, Public Service Announcements and much more!

Code Enforcement vs. HOA; who ya gonna call? When you see things like un-mowed grass, illegally parked vehicles and trailers, and debris on the sidewalk, you may think about reporting the problem. But who to call? If you're not sure when to contact Code Enforcement vs. when to call your neighborhood HOA, this should help:

The Kyle Code Enforcement department's primary mission is to enforce City Codes and State Laws pertaining to commercial and residential property maintenance. This is accomplished by public education, ensuring compliance with city zoning, building, sign, fire, and other related codes. Code Enforcement is responsible for monitoring both public and private property, commercial and residential, to ensure that there are no health or safety hazards that might endanger the public and determining compliance with all City codes and ordinances. These code requirements are the minimum standards the City has adopted to protect the interests and eliminate hazards that could affect public safety, health, and general welfare. The City's codes and

ordinances address a wide variety of areas, including building construction and safety, fire safety, dangerous buildings, nuisance violations, public health, and zoning and sign violations. They can be found in the City's Code of Ordinances at <http://www.cityofkyle.com/police/code-enforcement>.

Bottom line, KPD Code Enforcement can assist when there are violations of city code. Your neighborhood HOA can assist when there are violations of your DCCandR.

November 30th, Santa's Arrival and Tree Lighting Ceremony: Since 1999, Kyle has invited Santa to take part in the Tree Lighting event in downtown. The Wednesday after Thanksgiving, November 30, 2016, the City of Kyle welcomes Santa to town. Join us at City Square Park for the official Kyle Kick off to the Holidays. Santa will be available to take pictures (you must bring your own camera; we will not have a photographer available). School choirs from local elementary, middle and high schools will be performing holiday songs, there will be free activities for the children, and food vendors to satisfy your hunger or thirst. It's always a great time. So come out and help us ring in the holiday season. The event begins with Santa touring Kyle with the Kyle Fire Department, and he arrives in City Square Park around 4:30 pm. Check the City of Kyle's website for more information.



NEIGHBORHOOD  
NEWSLETTER  
.....  
NOVEMBER 2016  
[www.Waterleaffalls.com](http://www.Waterleaffalls.com)

## Message From The Board

Dear neighbors of Waterleaf,

By now you may have seen a few emails in an attempt keep everyone informed. This Board is working toward being as transparent as possible, and what better way than to give you every detail we know and have spoken about. We have spent time on these, so please take a couple of minutes to read them if you have not done so already. If you would like to have them resent, we can arrange for that.

We understand that the Board has not always been viewed in a positive light. We are doing our best to change that, and we know it will take time and a lot of effort. We hope that you pay attention to what we are doing. This transparency will help us to help you.

The Board continues to be busy doing their best to get things done in the past month, such as:

- Both pool parking lots resurfacing/stripping was completed. It looks great!
- This month, Viking Fencing will be used to replace the HOA owned fencing along Waterleaf Blvd and along 150. Residents affected by this will be notified well in advance of any work done on fencing along their property. You may contact Jim Smitherman for details.
- The fencing gap/break between Waterleaf Falls and Sunset Ridge will be returned to its original status with the man-made gap. The fence will be broken down in one area or another, so we will let the gap exist.
- The last Board meeting in October was completely structured for timeliness and flow, for the first time. It was kept on time for all subjects and ended a minute early.
- Homeowner, Josh Smith, gave a presentation at the last meeting in regards to roll-off dumpster that will be dropped off for one day, a couple times per year, to assist in the disposal of large items. The first drop-off will be January 6th. Cost is \$415 per drop-off.
- The City of Kyle is thinking of taking over the easements in all of Kyle. Currently, we pay \$12,000 per year, which equates to \$12 per household. With the City of Kyle taking over, the City would tack on \$5 per month to the water/sewer bill. A public hearing will be held at City Hall on November 15th. There is no telling if they'll clear the easements as many times in a year as we do currently. We have increased the number of times they will be cleared next year. If you want to oppose this issue, please show up.
- You should have been sent a map of the area with the HOA owned property specifically highlighted. As you can see, we have a very small piece of property with which to work. All projects done with this piece of property will be properly thought through with the Association's input.
- We are getting pricing for a 30-foot flagpole and private off-duty police officers to patrol the neighborhood.

IF YOU HAVE QUESTIONS, CONCERNS OR COMPLAINTS, PLEASE LET US KNOW AS SOON AS IT COMES ABOUT. PLEASE DO NOT WAIT, WE STRIVE TO KEEP EVERYONE AS HAPPY AS HUMANLY POSSIBLE.

Thank you, and we look forward to meeting more and more of you as the months pass.

Sincerely,  
Your Board

Lacy Goldberg, Tim Komazec, Tracy Scheel, David Vail, and Randall Whited

## Waterleaf Calendar

- 3 Board Meeting, HOA Park Pavilion, 6:30 - 7:30 p.m.
- 7 Trash and Recycle  
Governing Docs Meeting, HOA Park Pavilion 8:00 p.m.
- 11 Veteran's Day
- 14 Trash and Compost
- 21 Trash and Recycle  
Governing Docs Meeting, HOA Park Pavilion 8:00 p.m.
- 24 Thanksgiving Day
- 28 Trash and Compost

### COMING IN DECEMBER

- 1 Board Meeting, HOA Park, 6:30 - 7:30 p.m

## COMMUNICATIONS COMMITTEE

We need help with the newsletter! Whitney has done such a great job over the past couple of months, and we appreciate her voluntary time very much! Unfortunately, she can no longer commit time to the newsletter.

If you are not receiving the newsletter in the mail and would like to, please contact [waterleafnewsletter@gmail.com](mailto:waterleafnewsletter@gmail.com) to make sure your address is listed in the database. You can always locate the current and previous newsletters on the website as well.

Please "like" the Waterleaf Falls HOA Information Facebook page for up to date information about what is going on in our community as well as reminders of upcoming events and meetings. The website is up and full of information. You can find the community calendar, meeting minutes, pool information, and so much more. Be sure to visit the page at [www.waterleaffalls.com](http://www.waterleaffalls.com) and sign up to receive notifications.

### COMMITTEE NEWS

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#### BOARD

The Board encourages residents to attend the monthly Board meetings on the first Thursday of the month. This is your opportunity to provide input and participate in meaningful discussions about how we can create a cohesive community. We also welcome constructive criticism and solutions to the challenges you've identified throughout the neighborhood.

Be sure to look at the agenda for this coming month which will be sent by email the week of the meeting.

In an effort to get more Members involved, we have established a teleconference system for our meetings. If you can't physically come to our Board Meetings, you may now call in and listen. The dial-in number is (712) 451-0011, and the access code is 979615.

Previous meeting minutes can be found on the website <https://waterleaffalls.com/meeting-minutes/>

Guest speaker at the October Board meeting - Josh Smith  
Proposal for Quarterly Roll-Off Dumpster

#### FINANCIAL CHECK-IN

In case you missed it, our financials are available on our management's site under your secure log-in. We continue to look at the proposed budget for next year, and have scheduled to approve it at the Board meeting in November.

We are considering for the placement of a 30-foot lit flagpole within the pool fencing. This may cost between \$2000-\$2500. There is also a proposal for an off-duty officer at random days/times during the week. This may cost approximately \$40 per hour. Details being worked out by Jim Smitherman.

The approval of a roll-off dumpster will cost \$415 per time we have this take place. The plan is to see how successful the first one is, then determine how many times per year this would be most beneficial.

Any improvements made to our community will only be made inside of our current budget. We thoroughly appreciate any and all participation in our surveys! This helps us tremendously!

#### SOCIAL COMMITTEE

The Social committee is run by the Association via volunteers. There has been no one from the Association that has come forward to take it on. The Board cannot run the committee on their own. As a result, the Social committee continues to be shut down indefinitely until someone from the Association comes forward to take on this committee.

#### COMMITTEE NEWS



#### **CONGRATULATIONS TO THE OCTOBER YARD OF THE MONTH WINNERS!**

1st Place – 216 Tower Drive

2nd Place – 111 Gina Drive

3rd Place – 880 New Bridge

*Thank You To The Yard Of The Month Committee  
And Volunteer Judges For Voting This Month.*

Everyone is invited to vote for the November Yard of the Month on or before November 12 and 13. Please send your votes to [waterleafyardofthemonth@gmail.com](mailto:waterleafyardofthemonth@gmail.com) or vote on the website. The upkeep of the yards should reflect the efforts of the residents themselves. Waterleaf Falls HOA is dedicated to improving the quality of living, and appearance of our community. We encourage residents to take pride in their homes and neighborhood. In turn, we look to celebrate those who do a superior job in maintaining their yards in such a way that they enhance the overall curb appeal of the community.

Yard of the Month committee is lacking volunteers and is looking for dedicated, energetic participants to assist in selecting the yards for nominations. Please contact [waterleafyardofthemonth@gmail.com](mailto:waterleafyardofthemonth@gmail.com) to sign up to volunteer.

PLEASE CONTACT:

[waterleafyardofthemonth@gmail.com](mailto:waterleafyardofthemonth@gmail.com)

To Sign Up To Volunteer.

#### NOMINATING COMMITTEE

There will be openings on the Board at the next annual meeting in March, and the Nominating Committee needs volunteers to assist in finding candidates interested in running for the board please contact [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com) if you are interested.

#### GOVERNING DOCUMENTS COMMITTEE

Meetings: Monday, November 7th and 21st  
at 8:00 pm, HOA Park Pavilion

We At the October 10th and 24th meetings, we worked through Articles XIII, IX and X, finishing the Bylaws. We will be doing a secondary review of all of the above during the November meetings to organize and finalize all of our proposals to go to the Lawyer and Board for approval. The Board will then set a Special meeting for the members to vote on all proposed changes. We will have the proposed changes posted on the website for your review. Please come to the meetings or email us at [waterleafbylaws@gmail.com](mailto:waterleafbylaws@gmail.com) any suggestions, comments and/or concerns. We welcome all.

#### POOL COMMITTEE

A homeowner proposed the pool season be extended. Several issues have been noted with keeping the pool open until October. Predominantly, there is an issue of homeowners not shutting the gate after passing through it. This allows anyone to utilize the pool who can get past the first gate. This also keeps the gate from locking at 9 pm which then allows people to get in after 9 pm. There is also a safety issue when a young child goes to use bathroom and can then get into the pool area. Due to all of these issues, Tracy Scheel has had to go to the pool at 9pm and make sure the gate gets closed and that everybody gets out. We did think about increasing the spring tension to make the gate close automatically, however residents have just blocked the gate from shutting with a rock or chair.

While there is not an increase in cost, it does require more maintenance checks and more chemicals.

The air can still be warm, but the water gets cool quicker. When we tried one year to open the pool in April and keep open through October, we found only a couple of residents used the pool.

As a board, our job is to make decisions based on the community as a whole and taking into account safety and compliance of the rules, the current board voted to open in May and close at the end of September.

We look forward to seeing everybody next year.  
Pool Reopens for the 2017 season on Saturday, May 6

#### NEIGHBORHOOD WATCH COMMITTEE



National Night Out was very successful with the help of many neighbors and donors for door prizes! Many thanks to all of the volunteers who helped out - Linda Emanuelson, Lacy Goldberg, Becky Janesyk, Demi Turner, Tracy Scheel to name a few!

We encourage you to come by and meet us at the next Neighborhood Watch Meeting on Tuesday, November 22nd at 7:00 pm, HOA Park Pavilion!

\*I hope you like doughnuts!\*

Chairpersons for the committee are still needed. And remember, if you see something, say something! You can always email neighborhood watch, share with us on Facebook, or email the board of directors with any questions and concerns!

#### HOA COMMITTEE CONTACTS

##### **RESIDENT HOA BOARD MEMBERS:**

Lacy Goldberg, Tim Komazec, Tracy Scheel, David Vail, and Randall Whited - [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)

##### **SOCIAL COMMITTEE**

with Board Liaison David Vail - [waterleafsocial@gmail.com](mailto:waterleafsocial@gmail.com)

##### **NEIGHBORHOOD WATCH COMMITTEE**

with Board Liaison Lacy Goldberg  
[waterleafneighborhoodwatch@gmail.com](mailto:waterleafneighborhoodwatch@gmail.com)

##### **COMMUNICATIONS/NEWSLETTER COMMITTEE**

Angela McGrady, Tracy Scheel, and Whitney Tate

with Board Liaison Lacy Goldberg  
[waterleafcommunications@gmail.com](mailto:waterleafcommunications@gmail.com)

##### **POOL AND PARK PAVILION RESERVATION COMMITTEE**

with Board Liaison Tracy Scheel - [waterleafpool.pavilion@gmail.com](mailto:waterleafpool.pavilion@gmail.com)

##### **ARCHITECTURAL REVIEW COMMITTEE**

David Vail and Tracy Scheel with Board Liaison Tim Komazec

##### **NOMINATING COMMITTEE**

Abye Crandall, with Board Liaison Randall Whited

##### **GOVERNING DOCUMENTS COMMITTEE**

Jeff Swietek, Tricia Swietek, and Tracy Scheel  
with Board Liaison Tim Komazec

##### **YARD OF THE MONTH**

Anonymous - [waterleafyardofthemonth@gmail.com](mailto:waterleafyardofthemonth@gmail.com)

##### **PROPERTY MANAGER**

Jim Smitherman, Goodwin Management  
[jim.smitherman@goodwintx.com](mailto:jim.smitherman@goodwintx.com), (512) 502-2114

#### IMPORTANT COMMUNITY PHONE NUMBERS

Police/Fire – 9-1-1

Police Non-Emergency – (512) 268-3232

Fire Non-Emergency – (512) 268-3131