

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



**NEIGHBORHOOD
NEWSLETTER**
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OCTOBER 2016
www.Waterleaffalls.com

To Our Neighbor:

Message From The Board

Dear neighbors of Waterleaf,

As you may have seen, another Survey was issued. Hopefully, everyone completed it. It's the Board's way of reaching out, gathering your thoughts and keeping a dialogue going. We understand people cannot make it to the meetings, but we want you to share your voice. As we try to improve our community, we ask that you be respectful in your comments. Remember, we are volunteers for you all. We take all of your statements into consideration and address them, even the comment about how doughnuts make everything better. You will continue to see these efforts, as we look to gain your trust and confidence. You have a voice!

We will post educational items on Facebook (Waterleaf Falls HOA Information page and Uncensored). Though some of the items may already be known by most, if we educate a few and keep everyone else aware of these items, then we are doing well. Our job is to make sure everyone understands what the Board can and cannot do, and for what they are and are not responsible. These items will also be compiled in an email to be sent to all homeowners.

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

- Both pool parking lot resurfacing/stripping should have been completed by the time you get this newsletter. The company used was APAC.
- Viking Fencing will be used to replace the HOA owned fencing along Waterleaf Blvd and along 150. We are waiting for the official proposal which we will then sign. 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/breaks between Waterleaf Falls and Sunset Ridge were fixed, but again broken down. Jim Smitherman and the Board will research other options.
- The breakdown of the HOA financials/budget are located within the Goodwin website, where your ledger/payment is located. You will need to know your username and password, as we will keep this information limited to those paying the HOA dues.
- Cast stone address blocks - email will be sent to homeowners to check for interest in purchasing one for their home, and installing it themselves, per HOA standards.
- Debbie Conway will contact architects to start the process of designing the Clubhouse.
- We are researching homes that are renting out rooms and renting homes for days/weekends, as this is against our DCC&R's.
- We are working on making the Board meetings more structured for timeliness and flow.
- A new sign at the volleyball court states there should be no digging or other activity other than volleyball. Another sign will be put up so the message can be seen from all angles.
- We want to thank Larry Simone for assisting us in being an extra set of eyes on the neighborhood, as he has assisted us in keeping the neighborhood safer and cleaner. The Board is but 5 people in a neighborhood of almost 1000 homes. Any assistance is greatly appreciated!

IF YOU HAVE QUESTIONS, CONCERNS OR COMPLAINTS, PLEASE LET US KNOW AS SOON AS IT COMES ABOUT. PLEASE DO NOT WAIT, AS WE WANT TO KEEP EVERYONE AS HAPPY AS HUMANLY POSSIBLE. LETTING THINGS FESTER IS NEVER A GOOD THING.

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 Trash and Compost
- 3 Governing Docs Meeting, HOA Park 8:00 p.m.
- 4 National Night Out, HOA Park 6:00 p.m. - dark (pool will be open)
- 6 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 10 Columbus Day
Trash and Recycle
- 17 Trash and Compost
Governing Docs Meeting, HOA Park 8:00 p.m.
- 24 Trash and Recycle
- 25 Neighborhood Watch Meeting, HOA Park 7:00 p.m.
- 31 Halloween
Trash and Compost

COMING IN NOVEMBER

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

POOL INFORMATION

THE POOL IS NOW CLOSED (with the exception of National Night Out)

May and June were a little wet with an average of 4.5 inches of rain, but July, August and September gave us great weather to enjoy the pool with. And enjoy we did, with the weekends and evenings being the peak times. It was also a relatively safe season, however there were 5 res-cues by the lifeguards. With the pool closed, the pool pavilion will no longer be available for party reservations, but the park pavilion is available year round.

We look forward to seeing everybody next year.

**Pool Reopens for the 2017 season on
Saturday, May 6**

HOA COMMITTEE CONTACTS

RESIDENT HOA BOARD MEMBERS:

Lacy Goldberg, Tim Komazec, Tracy Scheel,
David Vail, and Randall Whited
waterleafboard@gmail.com

SOCIAL COMMITTEE

with Board Liaison David Vail
waterleafsocial@gmail.com

NEIGHBORHOOD WATCH COMMITTEE

with Board Liaison Lacy Goldberg
waterleafneighborhoodwatch@gmail.com

COMMUNICATIONS/NEWSLETTER COMMITTEE

Angela McGrady, Tracy Scheel, and Whitney Tate
with Board Liaison Lacy Goldberg
waterleafcommunications@gmail.com

POOL AND PARK PAVILION RESERVATION COMMITTEE

with Board Liaison Tracy Scheel
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

PROPERTY MANAGER

Jim Smitherman, Goodwin Management
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

COMMITTEE NEWS

COMMITTEE NEWS

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.

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

Overview: The residents and homeowners of Waterleaf Falls recognize the need and importance of a clean and aesthetically appealing community. This helps reinforce the high standards and quality of life for those living in our small community. As part of being a resident of Kyle, and customer of Texas Disposal Systems (TDS), TDS allows for the scheduled collection of large and bulky items that are unable to be placed into the provided trash receptacles. This service is beneficial, but is only allowable once per calendar year, with an allowance of only 3 cubic yards (approximately the size of a washer and dryer) of unwanted items. This has created a dilemma in our community that results in many residents resorting to the improper and illegal dumping of such items. The recognition of this issue has brought upon the need for this proposal to be considered by the managing partners of the Waterleaf Falls Homeowners Association.

NOMINATING COMMITTEE

There will be three 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 if you are interested.

COMMITTEE NEWS**CONGRATULATIONS TO THE SEPTEMBER
YARD OF THE MONTH WINNERS!**

- 1st Place – 611 Gina
- 2nd Place – 331 Apricot
- 3rd Place – 671 Abundance
- 4th Place – 113 Apricot
- 5th Place – 175 Mistletoe

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

Everyone is invited to vote for the October Yard of the Month on or before October 15 and 16. Please send your votes to 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
 To Sign Up To Volunteer.

FINANCIAL CHECK-IN

Great news! Our financials are now available on our management's site under your secure log in. We have done very well so far this year. So far we are under budget in every category except insurance. We also have seen a gain in collection efforts. We are looking at the budget for next year, and have scheduled to approve the budget in November. We have approved a bid to have some of our fences replaced (\$77,613), and the parking lot at the pool was scheduled to be repaired late September (\$4,945). Of the 3 bids for pool/lifeguard quotes that we received, we have chosen Austin Pool Pros who had the lowest bid (\$62,335).

There is a lot of nervousness about upcoming expenditures causing a raise in homeowner dues, rest assured we have no plan to raise dues! 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! Thank you!

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 will be shut down after the Garage Sale indefinitely until someone from the Association comes forward to take on this committee.

GOVERNING DOCUMENTS COMMITTEE

Meetings: Monday, October 3rd and 17th at 8:00 pm,
HOA Park Pavilion

We have completed the first run of the Restrictions and By-laws and developed our proposals for amendments to these such as increasing fence heights, work truck restrictions, yard maintenance, more specific pet/livestock/bee restrictions, removing seller's fees upon resale, home-owner responsibilities for their renters, restrictions for short term rentals and increasing the fine structure to discourage violators. We will be doing a secondary review of all of the above during the October 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 of 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 any suggestions, comments and/or concerns. We welcome all.

NEIGHBORHOOD WATCH COMMITTEE

Hello neighbors! We are gearing up for National Night Out! We will have the pool open that night, lots of fun activities, free food and most importantly our local first responders! We need volunteers for the event, and we can always use more block captains! Please email us! Our next meeting is October 25th at 7:00 pm. National Night Out is October 4th from 6:00 pm until dark! Hope to see you there!

COMMUNICATIONS COMMITTEE

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 revamped 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 and sign up to receive notifications.

CITY OF KYLE

The Historic Kyle Train Depot is now open: The Hays County Historical Commission will operate the depot from 1-5 p.m. every Sunday and on those Saturdays when Kyle Market Days is taking place. The final Kyle Market Days of 2016 is scheduled for October 15, which is the same day as the Kyle Founders Parade.

Kyle Hogwash Barbecue Cook Off: The Lonestar Barbecue Society sanctioned BBQ cook-off takes place during the weekend long festival full of live music, carnival rides, and family fun. With cooking categories like chicken, brisket, ribs and wild boar, it's going to be smokin' over at Gregg-Clarke Park on Oct. 21-22.

Plum Creek Hootenanny on the Hill: October 8, 2016 at Haupt Park and Fairway Fields in Plum Creek. Event runs from 11 a.m.-5 p.m. Includes 10k and other runs, BBQ Contest, music, bouncy houses, petting zoo, pony rides, local vendors and pumpkin decorating contest.