

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



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

## To Our Neighbor:

## Message From The Board

Dear Neighbors,

With the conclusion of the July HOA Board meeting, we welcome two new members to the Waterleaf HOA Board - Lacy Goldberg and Tracy Sheel. It was with the assistance from the Association that the Board voted to appoint the new members. We are dedicated to listening to all of the Association and to doing our best to get you answers to your questions, as well as giving responses to requests made by you to make the neighborhood the best it can be. The Board has one spot open and will welcome any member of the Association interested in joining us. Please contact Jim Smitherman ([jim.smitherman@goodwintx.com](mailto:jim.smitherman@goodwintx.com)) for an application that will then be submitted to the Board for review. We will approve this person at the August board meeting.

The appointment of officers also took place:

President - Tim Komazec

Vice President - Vacant

Treasurer - Lacy Goldberg

Secretary - Randall Whited

At Large - Tracy Sheel

The Waterleaf Falls survey, through Survey Monkey, was completed by 157 people. We have sifted through the answers, and will be addressing each concern. We want you to know that we are attentive to what you say, and will have responses to all requests. We know we cannot please everyone, but we will research your suggestions, then look at the budget with current money in our savings and come to a conclusion. There are many topics to discuss, so it will take time. We plan on having more surveys in the future to gain access to your thoughts, questions and complaints. However, it is always best to come to the monthly Board meeting, every first Thursday of every month, to be knowledgeable of what's currently happening and what's being discussed.

Beyond questions, requests and complaints, the HOA needs YOUR assistance. We have several committees to which we need more people to add their two cents. You can help out as much or as little as you feel the desire. Events and ideas can be more successful when we have many people involved, working together.

Two committee chairs are needed - Neighborhood Watch and Social.

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

- The water fountain, outside the pool entrance, will be complete within a few weeks.
- Financial audit for 2013 was completed, internally.
- Getting bids for the sealing of the park parking lots and painting of lines.
- The internet survey was concluded, and the requests are being complied.
- The Waterleaf Falls website has been updated to make it more user friendly, and easier to update and add content.
- The Board meeting minutes will be posted shortly after each meeting for your review, as it should be.
- Resolution for lowering the annual dues was discussed. This will not be an immediate action, as we are also going to start discussing major projects and their impact on our financials
- The entire fence for which the HOA is responsible, along Waterleaf Blvd will be replaced. Currently, the search for 3 bids is ongoing

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 and Randall Whited

## Waterleaf Calendar

- 1 Trash and Recycle
- 4 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 6 Governing Docs Meeting, HOA Park, 9:00 a.m.
- 8 Trash and Compost
- 15 Trash and Recycle
- 20 Governing Docs Meeting, HOA Park, 9:00 a.m.
- 22 Trash and Compost
- 23 Neighborhood Watch Meeting, HOA Park, 7:00 p.m.
- 29 Trash and Compost

### COMING IN SEPTEMBER

- 1 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 5 Pool will be open for the Labor Day Holiday
- 17-18 City of Kyle Field Day at Gregg-Clarke Park
- 24 Neighborhood Garage Sale

### POOL INFORMATION

It's time to pull out those swimsuits and stock up on sunblock! The Waterleaf HOA pool is now open.

#### POOL HOURS ARE AS FOLLOWS:

May 31 - September 4 (Labor Day Weekend)  
Tuesday - Sunday (Closed Mondays)  
5 a.m. - 9 p.m.

Pool Will Be Open On Monday,  
September 5, For Labor Day  
Lifeguards Will Only Be On Duty  
From 9 A.m. - 9 P.m. Daily

### NEW PAVILION RESERVATION PROTOCOL

We have instituted a new protocol for reserving the Pool and Park Pavilions. Instead of going to the Waterleaf Falls website to reserve either of the pavilions, you will now go to [www.supersaas.com/schedule/Waterleaf Falls HOA/Amenity Reservation Calendar](http://www.supersaas.com/schedule/WaterleafFallsHOA/AmenityReservationCalendar). You will need to create an account and agree to the rules. A deposit will no longer be required; however, if the HOA needs to ask the porter service to come out and clean up, you will receive a bill on your HOA ledger as to the porter service charges.

### HOA COMMITTEE CONTACTS

#### RESIDENT HOA BOARD MEMBERS:

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

#### SOCIAL COMMITTEE

with Board Liaison Tim Komazec  
[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

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

Donna Rossnagel, 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  
Kyle Animal Control - (512) 268-3232  
County Line Water - (512) 398-4748  
Pedernales Electric Cooperative (Outage) - 1-888-883-3379

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.

SOCIAL COMMITTEE

August 'Movie in the Park' is cancelled as well as the August Social Committee meeting. The Social Committee is looking for new members. Please email the Board at: [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com) to join the committee.

GOVERNING DOCUMENTS COMMITTEE

Are you concerned/tired of loose dogs, want to have chickens, or allow bee hives in the neighborhood? Please come to the governing documents committee meetings in August on the 6th and 20th at 9:00 am. We will be developing the new guidelines for the HOA restrictions in Article VI and we need your input, thoughts and concerns. We look forward to seeing you there.



**CONGRATULATIONS TO THE JULY YARD OF THE MONTH WINNERS!**

- 1st Place – 531 New Bridge
- 2nd Place – 264 Tower Drive
- 3rd Place – 301 Gina Drive
- 4th Place – 331 Apricot
- 5th Place – 111 Gina Drive

**CONGRATULATIONS TO THE 4TH OF JULY YARD WINNERS!**

- 1st Place \$75 – 300 Apricot
- 2nd Place \$50 – 150 Cushman
- 3rd Place \$25 – 370 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 September Yard of the Month on or before August 21 and 22. 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.

POOL COMMITTEE

Greetings Waterleaf!!! Hello from the Pool Committee. Pool season is in full swing, and we want everyone in the Association to stay safe this summer. In the spirit of keeping everyone safe, we wanted to review some of the pool rules that have come into question. Please note that we are all held to the same rules, and the lifeguards are there to ensure the pool season runs as smoothly as possible. If you have any complaint or issue with anything, please contact the pool committee at: [waterleafpool.pavilion@gmail.com](mailto:waterleafpool.pavilion@gmail.com).

- If you do not have a working key card you need to contact Jim Smitherman at Goodwin Management. Anyone with out a working keycard will not be allowed into the pool area for any reason.
- Adult swim is every hour at 50 minutes past the hour for 10 minutes i.e. 6:50-7:00. Please make sure that once adult swim is called that the kids are out of the pool. This is not only for adults to be able to enjoy the pool, but also to allow children to rest for a few minutes and to get a drink of water or a snack. We want to ensure that people stay hydrated and avoid dehydration/sunstroke. You can get dehydrated when in a pool and the temperatures get into the 90s and 100s.
- The baby pool is for those who cannot swim and children 5 and under. It is not a place for all of the kids to go to during the adult swim time.
- Last Call is at 8:50 pm for the pool to close at 9:00 pm.

**Thank you for your understanding, and we wish everyone a happy and safe time at the pool.**

COMMUNICATIONS COMMITTEE

The Waterleaf Falls HOA Information Facebook page is up and running! Please like the page to keep up with what's happening. The website is up and running in its new capacity, so be sure to visit the page at: [www.waterleaffalls.com](http://www.waterleaffalls.com).

NOMINATING COMMITTEE

The newly formed 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.

NEIGHBORHOOD WATCH COMMITTEE



The Neighborhood Watch Committee is in search of volunteers. Please contact Lacy Goldberg at: [waterleafneighborhoodwatch@gmail.com](mailto:waterleafneighborhoodwatch@gmail.com) for details

WANTED  
BLOCK CAPTAINS

Waterleaf is seeking block captains to better serve the entire neighborhood.

What does it mean to be a block captain?

- To attend the monthly committee meetings
- To communicate to residents on your block any pertinent information along with bringing back information to the HOA or committees.
- To help with collecting proxies for annual and special meetings

**If you would like to be a block captain, please e-mail [waterleafneighborhoodwatch@gmail.com](mailto:waterleafneighborhoodwatch@gmail.com)**

REWARD

Satisfaction of helping your community thrive along with community involvement!