

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



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

To Our Neighbor:

Message From The Board

Dear Neighbors,

We have had some unfortunate resignations from the Waterleaf HOA board, for none other than personal reasons and a move from the neighborhood. Nola, Randall, and I have been hard at work to answer emails within a reasonable amount of time, take action with suggestions from homeowners, and complete projects we feel will benefit the community. We look forward to bringing on two new members at the July 7th board meeting to spread out the work and bring in more ideas.

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

- Proceeding with the installation of a water fountain outside the entrance gate to the pool.
- Hiring an external CPA to complete the financial audits for the years 2014 and 2015.
- Completing a walkthrough survey of the community fencing in areas of need.
- Getting bids to complete an updated Reserve Study for future HOA responsibilities.
- Discussing the sealing of the park parking lots and painting of lines.
- Discussing the opening of a new account for HOA savings.
- Issuing an internet survey to gather information and suggestions that will assist us in making the neighborhood better.
- Met with and interviewed prospective HOA board members.
- Updating the Waterleaf website, and will continue to have updates made, for easy navigation.
- Supporting new and exciting social events for our community. And, staying up to date with these on our HOA FB page and the Newsletter.
- Met with Austin Pool Pros to discuss issues that have arisen and solutions to them.

We encourage everyone to read the governing documents given to you when you purchased your home. If you are a renter, please ask the owner for a copy. There are many items in here that we should all be aware of including yard and fence care, architectural changes, pets and tents/boats/trailers. We all want our neighborhood to look good and to have property values be as high as possible. It takes teamwork and knowledge of the governing documents to make this happen.

We will be evaluating the internet survey, writing down the suggestions, and addressing each one. We value your opinion and ask for solutions to the needs as you see them. Of course, we cannot please everyone, but we will do our best to address your questions and comments. We strive to gain your trust and acceptance.

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

Sincerely,
Your Board
Tim Komazec, Nola Plumb, and Randall Whited

Waterleaf Calendar

- 4 Trash and Recycle
- 7 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 8 Governing Docs Meeting, HOA Park, 8:00 a.m.
- 11 Trash and Compost
- 18 Trash and Recycle
- 19 Social Committee Meeting, HOA Park, 7:00 p.m.
- 23 Governing Docs Meeting, HOA Park, 9:00 a.m.
- 25 Trash and Compost

COMING IN AUGUST

- 4 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 13 Waterleaf Movie in the Park - 7:30 p.m.
- 16 Social Committee Meeting, HOA Park, 7:00 p.m.

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 5 a.m. - 9 p.m.
(Closed Mondays)

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. You can go to the Waterleaf Falls' website (www.Waterleaf-Falls.com) and click on the link. Or, you can go directly to www.supersaas.com/schedule/Waterleaf_Falls_HOA/Amenity_Reservation_Calendar. 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

Tim Komazec, Nola Plumb, and Randall Whited
- waterleafboard@gmail.com

SOCIAL COMMITTEE

Donna Rossnagel, Stacey Bricarell and Lauren Hennen
with Board Liaison Nola Plumb
- waterleafsocial@gmail.com

NEIGHBORHOOD WATCH COMMITTEE

Jeff Swietek and Bill Sinor
- waterleafneighborhoodwatch@gmail.com

COMMUNICATIONS/NEWSLETTER COMMITTEE

Whitney Tate and Tracy Scheel with Board Liaison Nola Plumb
- waterleafcommunications@gmail.com

POOL AND PARK PAVILION RESERVATION COMMITTEE

Tracy Scheel with Board Liaison Randall Whited
- waterleafpool.pavilion@gmail.com

ARCHITECTURAL REVIEW COMMITTEE

David Vail and Tracy Scheel with Board Liaison Tim Komazec

NOMINATING COMMITTEE

Donna Rossnagel

GOVERNING DOCUMENTS COMMITTEE

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

YARD OF THE MONTH

Anonymous

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

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.



CONGRATULATIONS TO THE JUNE YARD OF THE MONTH WINNERS!

- 1st Place – 100 Matthews Lane
- 2nd Place – 111 Gina Drive
- 3rd Place – 531 New Bridge
- 4th Place – 300 Apricot

Thank you to the Yard of the Month Committee and volunteer judges for voting this month.

Everyone is invited to vote for the August Yard of the Month on July 17 and 18. Please send your votes to:
Waterleafyardofthemonth@gmail.com

SOCIAL COMMITTEE

Our BBQ Festival event last month was a huge success! Neighbors from all over Waterleaf came together for a fantastic time and to compete for the best BBQ in Waterleaf. It was so much fun! If you couldn't make this one, you have to come to the next one. Ask your neighbors about the fun and great food they had!

We would like to express a special thank you to Rick Plumb for cooking all of the BBQ for the Waterleaf Community Public to eat. The neighbors enjoyed it immensely! We would also thank all of our BBQ Cooks and resident Judges for coming out to our first BBQ Cook-off. And, we would also like to thank all of the local vendors that came out, as well as Barbara Dole from Urban Midway Elite Vendors LLC, who organized all of them. Finally, we would like to thank each and every one of our volunteers that came out and helped make this the best Festival in Waterleaf ever.



WATERLEAF'S 1ST PLACE BBQ WINNERS!

UPCOMING EVENTS:

Although we are taking the month of July off, we will be back in August with Movie in the Park! Please mark your calendars to come and enjoy all of the community events with us.

- Aug 13** - 7:30 p.m.: Movie in the Park
- Sept 24** - Fall Neighborhood Garage Sale
- Oct 29** - Trunk or Treat with a Chili Cook-off
- Nov 12** - Adult Play Event
- Dec 17** - Christmas Party & Caroling

Don't forget to e-mail waterleafsocial@gmail.com with all your positive ideas! We have a great community and invite everyone to also come to our committee meetings. They are the 3rd Tuesday of each month at 7:00 p.m. at the Pool Pavilion.

Our next Meeting is Tuesday, July 19th.

COMMITTEE NEWS

GOVERNING DOCUMENTS COMMITTEE

The Governing Documents committee will be meeting Saturday, July 9 at 8:00 am to finalize discussions of the proposed pets and livestock restrictions and go over a few of the miscellaneous restrictions. We will meet on Saturday, July 23 at 9:00 am to discuss fencing. We would like to thank all who have come out and shared their input on Sheds/Dwellings, vehicles, and pets. And, we welcome any and all HOA members to come and voice their ideas, issues and/or concerns with us on future topics. These are the documents that all HOA members will be responsible for following and your input is very important to us.

COMMUNICATIONS COMMITTEE

The Waterleaf Falls HOA Information Facebook page is up and running! This is the official Facebook page of Waterleaf Falls. Please like the page to keep up with what's happening. We are also revamping the community website to make it more user-friendly, informative, and easier to navigate. We are still working on a few pages. However, we invite you to visit the page at www.waterleaffalls.com.

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.

- If you do not have a working key card you need to contact Jim Smitherman at Goodwin Management. Anyone without a working keycard will not be allowed into the pool area for any reason.
- We are in the process of ordering and having a water fountain installed outside of the pool pavilion for those who use the playscape and courts etc.
- 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.

NEIGHBORHOOD WATCH COMMITTEE



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

REWARD

Satisfaction of helping your community thrive along with community involvement!

If you would like to be a block captain, please e-mail: waterleafneighborhoodwatch@gmail.com

MESSAGE FROM THE CITY OF KYLE

The City of Kyle would like to address two (2) issues:

Residents who live next to city parks have been tossing items over their fences onto city property. Dirt, yard waste (grass clippings, leaves), bricks, wire - it's been a variety of things. Those items cause some trouble for Kyle PARD crews who have to mow/trim (they can't mow over mounds of stuff) or have to clean up what people throw over the fences. We want to remind folks that it's against city code to toss anything onto city/park property. This is for safety, not wasting the crews' time, and aesthetics.

The other issue is that gates on fences aren't supposed to open onto park land. Apparently, some homeowners have gates that open directly to parks and that is against code. We don't want to start ticketing folks for violations. We'd prefer to try the outreach approach and ask everyone to be respectful of the city ordinances and of the PARD staff.

CITY OF KYLE NEWS

Independence Day Celebration:

Monday, July 4, 2016 at Plum Creek Golf Course

Kyle City Council Meetings:

Tuesday, July 5 & July 19, 2106, 7:00 p.m. – 10:00 p.m.

Movies At The Lake:

Friday, July 8, 2016, "Hotel Transylvania 2"

Kyle Market Days:

Saturday, July 9, 2016, 9:00 a.m. – 1:00 p.m.

Dive In Movie:

Friday, July 29, 2016, City of Kyle Pool, "Happy Feet"