

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



NEIGHBORHOOD  
NEWSLETTER  
.....  
JUNE 2016  
www.Waterleafalls.com

## To Our Neighbor:

## Message From The Board

Dear Neighbors,

April and May have been productive months for the Waterleaf HOA Board as we continue to leverage your dues to enhance the quality of life in our neighborhood. Some of our most recent activities include the following:

- Getting quotes for a water fountain to be placed just outside the entrance gate to the pool.
- Completing internal financial audits from 2010 to 2012.
- Getting quotes for new fencing along certain areas needing to be replaced, as well as getting an updated Reserve Study done to assess the fencing and its needs in the future.
- Securing a commitment for installation of a stoplight at 150 and Waterleaf in 2017.
- Amending the payment policy for the yearly dues.
- Starting a "Rule of the Week" at the pool, which lifeguards will point out to swimmers as they enter the pool area with the hope of increasing awareness and safety.

We now have more than 900 homes in Waterleaf Falls, and the HOA Board constantly strives to unify everyone who resides within our community. But we cannot do this alone. We need your assistance to make that happen.

With this in mind, the Waterleaf HOA Board has a challenge for you. In the coming months, take a few moments to get to know your neighbors in the homes surrounding your residence. Accepting and meeting this challenge is important for several reasons:

- Creating a safe environment in which we look out for each other and report suspicious activity. The Neighborhood Watch Committee is looking for more "block captains" and also needs your input as to how they can make this neighborhood the safest it can be for our families and pets.
- Creating a friendly environment for everyone to reside. Treat your neighbor as you would want to be treated.
- Homes are being sold very frequently, with new tenants moving in. We need to welcome them, and let them know they moved to the right place.



Anyone who keeps up with the local news also knows that the political season is now in full swing, but debates about different ideologies are not limited to the Presidential election. There are politics within our neighborhood that run deep. Let's remember that people are more important than politics. We need to let go of the past, live in the present and come together to provide this neighborhood with a bright future. We all have different lifestyles and opinions, but in the end we are all one neighborhood. Let's respect each other and work together to enjoy where we live.

Thank you, and we look forward to meeting more of you throughout the year.

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

## Waterleaf Calendar

- 2 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 4 Governing Docs Meeting, HOA Park, 9:00 a.m.  
Family BBQ, Pool Party & Cook-off, HOA Park, Noon
- 6 Trash and Recycle
- 13 Trash and Compost
- 18 Governing Docs Meeting, HOA Park, 9:00 a.m.
- 20 Trash and Recycle
- 21 Social Committee Meeting, HOA Park, 7:00 p.m.
- 27 Trash and Compost

COMING IN JULY  
July 7 Board Meeting,  
HOA Park, 6:30 - 7:30 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. Instead of going to the Waterleafalls 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/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

Your Resident HOA Board Members:  
Michele Hinojosa, Tim Komazec, Nola Plumb,  
Josh Smith and Randall Whited - [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)

### SOCIAL COMMITTEE

Donna Rossnagel, Stacy Bricarell and Lauren Hennen  
with Board Liaison Nola Plumb - [waterleafsocial@gmail.com](mailto:waterleafsocial@gmail.com)

### NEIGHBORHOOD WATCH COMMITTEE

Jeff Swietek and Bill Sinor  
with Board Liaison Josh Smith - [waterleafneighborhoodwatch@gmail.com](mailto:waterleafneighborhoodwatch@gmail.com)

### COMMUNICATIONS/NEWSLETTER COMMITTEE

Michelle Hargis, Tracy Scheel and Whitney Tate  
with Board Liaison Michele Hinojosa - [waterleafcommunications@gmail.com](mailto:waterleafcommunications@gmail.com)

### POOL AND PARK PAVILION RESERVATION COMMITTEE

Tracy Scheel  
with Board Liaison Randall Whited - [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 Josh Smith

### GOVERNING DOCUMENTS COMMITTEE

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

### YARD OF THE MONTH

Anonymous  
with Board Liaison Michele Hinojosa  
[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

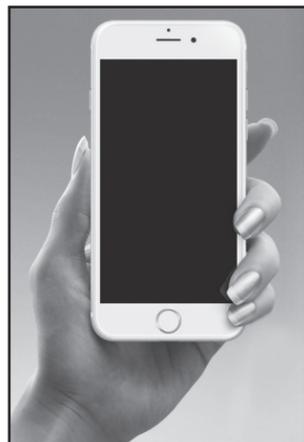
Police/Fire - 9-1-1  
Police Non-Emergency - (512) 268-3232  
Fire Non-Emergency - (512) 268-3131  
Kyle Animal Control - (512) 268-3232  
County Line Water - (512) 398-4748  
Pedernales Electric Cooperative (Outage) - 1-888-883-3379

### COMMITTEE NEWS

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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.



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.

June 2nd - The Board will be voting on its 2 open positions. Please submit your request to join the Board well in advance to [Waterleafboard@gmail.com](mailto:Waterleafboard@gmail.com). We welcome everyone!



#### CONGRATULATIONS TO THE APRIL YARD OF THE MONTH WINNERS!

- 1st Place – 232 Conner Elkins
- 2nd Place – 242 Conner Elkins
- 3rd Place – 255 Tower Drive

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

Everyone is invited to vote for the July Yard of the Month June 19 and 20. Please send your votes to: [Waterleafyardofthemonth@gmail.com](mailto:Waterleafyardofthemonth@gmail.com)

#### SOCIAL COMMITTEE



Thank you to everyone who has emailed ideas and expressed a willingness to help. We're excited to see everyone at the Bar-B-Que cook-off and pool party taking place at the community pool on June 4 at 11:00 a.m.



We're taking the month of July off this year, but we'll be back in August with movies in the park! It'll be on August 13 at 7:30 p.m.

Don't forget to e-mail [waterleafsocial@gmail.com](mailto:waterleafsocial@gmail.com) for questions, or ideas!



We have a great community and we love meeting all of you at our various events. If you have ideas on how to get the news about our social events out to the community, feel free to email us!

Also, please come to the social committee meeting June 21 at 7:00 p.m. at the Waterleaf HOA Park.

#### GOVERNING DOCUMENTS COMMITTEE

Are you concerned about the prevalence of loose dogs, want to have chickens, or allow bee hives in the neighborhood? Please come to the governing documents committee meetings in June on the 4 and June 18 at 9:00 a.m. We will be developing the new guidelines for the HOA restrictions on pets and livestock and we need your input, thoughts and concerns. We look forward to seeing you there.!

#### UPCOMING EVENTS:

**June 4 - 11:00 a.m. BBQ cook off and pool party**  
Entry Fee: \$10 per category.  
(Fees collected will be divided between 1st (50%) and a trophy, 2nd (30%), and 3rd (20%) place winners.)

##### (3) CATEGORIES:

RIBS, CHICKEN, AND OPEN CATEGORY



Clarification:

Spare Ribs;

Chicken - 1/2 chicken



turned in for judging; and,

Open - anything you want to cook on the pit.

##### TURN IN TIMES:

12:30 p.m. – Open

1:30 p.m. – Chicken

2:30 p.m. - Ribs

**Awards:** Around 3:30 p.m., by the HOA Pavilion. Bring your pit and set up in the parking lot by the HOA Park to compete. Set up can start Saturday morning 8:00 a.m. If you need to set up earlier, please let us know. Water is accessible. Pick up your turn-in containers from us under the HOA pavilion at 10:00 a.m.

Sign up to Compete: e-mailing [waterleafsocial@gmail.com](mailto:waterleafsocial@gmail.com) and let us know which categories you will be competing in. Entry Fees will be collected at set up. If you want to be a Judge, please let us know too.

**Aug 13 - 7:30 p.m. Movies In The Park**

**Sept 24 - Fall Neighborhood Garage Sale**

#### COMMUNICATIONS COMMITTEE

The Waterleaf Falls HOA Information Facebook page is up and running! Please like the page to keep up with what's happening.



#### CITY OF KYLE NEWS

##### Kids Fishing Clinic & Derby: Friday, June 3, 2016

The Kyle Parks & Rec Department is hosting another fun fishing event. Our Kids Fishing Clinic and Derby takes place on June 3. We still have space available. If you have been thinking about signing your kiddo up, don't hesitate because space is limited. This event is Sponsored by Walton Development and Management.

##### Kyle Animal Control Pet Fair: Saturday, June 4, 2016, 10a.m.–2p.m.

Enjoy vendors/booths, Animal Control information and pet registration, vaccine clinic, food, bouncy castle, contests, petting zoo, a K-9 demo and much more!

*The Fun Takes Place At City Square Park In Downtown Kyle.*

##### Kyle City Council Meeting: Tuesday, June 7, 2016, 7p.m.–10p.m.

##### Kyle Market Days: Saturday, June 11, 2016, 9a.m.–1p.m.

Come out to Kyle's City Square Park the second Saturday of the month and enjoy local vendors, arts & crafts, farm to market items and live music! The fun begins at 9 a.m.

##### Movies at the Lake: Friday, June 17, 2016, "Goosebumps"

Meet your friends at Lake Kyle for a night of movie watching and fun. Movies begin 30 minutes after sunset and are shown at the amphitheater at Lake Kyle. All movies are rated G or PG, and are free to the public. Bring your lawn chairs, blankets and snacks. Note: When Lake Kyle is too wet or muddy to show the movie, it will be moved to Gregg-Clarke Park.

Please visit: [www.cityofkyle.com/recreation](http://www.cityofkyle.com/recreation) for any day-of movie for changes.

'Movies at the Lake' takes place at Lake Kyle Park (700 Lehman Rd), except the "Dive Inn" movie which is at Kyle Pool (1300 W. Center St.).

##### Kyle City Council Meeting: Tuesday, June 21, 2016, 7p.m.–10p.m.

##### Kyle Police Department Vacation Watch Program

Going to be out of town this holiday season? Complete the Vacation Watch Request Form and Kyle Police Department will check your residence or business while you're away.

In the battle against crime, the Kyle Police force is strengthened as we rely on the eyes and ears of more than 32,000 residents within our community. The Kyle Police Department maintains a calm, peaceful, but ever-growing city. The form can be found on the City of Kyle website under the police department tab.

##### Marketplace Now Open

The new Marketplace extension, part of the 2013 road bond, opened ahead of schedule. This major artery connects downtown Kyle with retail centers and other neighborhoods.