

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



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

To Our Neighbor:

Message From The Board

Dear Neighbors,

With the conclusion of the August HOA Board meeting, we welcome one member to the Waterleaf HOA Board - David Vail. He will assist us with his knowledge and prior experience to make the Association even more proud of the community. Seeing some positive comments on the Facebook page helps to keep the fire in our hearts burning to drive better and more positive changes for Waterleaf Falls.

As your president, I want everyone to know that I am proud of what the Board has done, and what it can and will accomplish. Please keep in mind, that we are just five people representing five homes in an almost thousand home community. We desire everyone's assistance in making decisions, coming up with solutions and bringing new ideas to the table. We also welcome people bringing differing ideas and thoughts contrary to what the Board may be thinking at the time. THIS is what will help us know we've made the BEST decision possible based on the outreach from the Association. Without your assistance, we can only make decisions based on what five people are thinking. That will leave much room for criticism of the Board's decision. As a whole, the Board wants to please the Association while making the optimal decision for it.

We will continue to make our ideas and thoughts transparent for you all. We encourage everyone to work together as a team, in a positive light. This is a community, and while opinions differ we are all in it together. One idea or solution can help us tremendously. You do not need to get too involved if you choose not to do so. We appreciate anything anyone can give to us as far as time and ability. What helps the most is people coming to the monthly Board meeting and offering solutions and ideas. This is exactly what happened during the August Board meeting.

- Two committee chairs are still 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, has been completed and is in operation.
- Bids for the sealing of the park parking lots and painting of lines were obtained, with the Board deciding who to choose. References are now being received.
- Three bids for the fence, which the HOA is responsible, along Waterleaf Blvd have been obtained. The Board will choose who to use to complete this project, with references having been received.
- A Board member toured the neighborhood with Jim Smitherman to see what fences needed to be repaired. The gaps between Waterleaf Falls and Sunset Ridge were noted. Jim will have the gaps repaired. If this does not work further action will be taken.
- The Board will work to make the financials easier for the Association to see.
- Cast stone address blocks are being looked into to see what homeowners would be interested in purchasing one for their home, and installing it themselves, per HOA standards.
- While a gated community would not be financially feasible, the Board will do research into hiring a security officer for the night hours.
- The Board will work in tandem with the Governing Doc committee to figure out how many homes are rental homes, and come up with a Bylaw to restrict number of rental homes in Waterleaf Falls.
- A Clubhouse committee was formed, with Debbie Conway leading the group.

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

- 1 Board Meeting, HOA Park, 6:30 - 7:30 p.m.
- 5 Pool will be open for the Labor Day Holiday
Trash and Compost
- 10 Governing Docs Meeting, HOA Park, 9:00 a.m.
- 12 Trash and Recycle
- 19 Trash and Compost
- 24 Governing Docs Meeting, HOA Park, 9:00 a.m.

Neighborhood Garage Sale
- 25 Pool closes for the season @ 9:00 p.m.
- 26 Trash and Compost
- 27 Neighborhood Watch Meeting, HOA Park 7:00 p.m.

COMING IN OCTOBER

- 4 National Night Out – More details to come!
- 6 Board Meeting HOA Park, 6:30 – 7:30 p.m.

POOL INFORMATION

Tuesday – Sunday
5:00 Am To 9:00 Pm

Lifeguards: Weekends Only
12:00 Pm To 9:00 Pm

Pool Will Be Open Labor Day

Pool Closes For The Season
9:00 Pm Sunday, September 25

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. 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,
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

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.

FINANCIAL CHECK-IN

In an effort to keep Waterleaf Falls beautiful and thriving, we want to share our progress with you! This year we have completed several audits: thank you, Nola Plumb! The information we have gathered has given us a few directions to follow for utilizing our dollars more effectively. Completed projects include: water fountain at the pool, addition of a third trash can at the pool, and added signage around the community to give awareness of pet rules. Currently in the works: restriping and paving the pool parking lot, fence maintenance, quarterly dumpster service, and the addition of a clubhouse. Also, we are looking into reducing the annual dues for our homeowners and getting new bids for some of our maintenance services. Any ideas for cutting costs and beautifying our community are always welcome! Thank you!

SOCIAL COMMITTEE

The Social Committee Is Looking For New Members.

Please Email The Board At
waterleafboard@gmail.com
 To Join The Committee.

GOVERNING DOCUMENTS COMMITTEE

Meeting Dates:

September 10 and 24 @ 9:00 am

Agenda TBA

Everyone's Opinions/Suggestions Wanted.

PLEASE JOIN US.

You may reach the Governing Documents Committee at
waterleafbylaws@gmail.com

COMMITTEE NEWS



CONGRATULATIONS TO THE AUGUST YARD OF THE MONTH WINNERS!

- 1st Place – 366 Matthews
- 2nd Place – 301 Gina Drive
- 3rd Place – 880 New Bridge
- 4th Place – 111 Gina Drive
- 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 September 17 and 18. 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.

POOL COMMITTEE

Greetings Waterleaf!!! Hello from the Pool Committee. As pool season is wrapping up we want everyone in the Association to continue to stay safe. 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 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.

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 if you are interested.

NEIGHBORHOOD WATCH COMMITTEE



The Neighborhood Watch Committee is in search of volunteers. Please contact Lacy Goldberg at:
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

REWARD

**Satisfaction Of Helping Your Community Thrive
 Along With Community Involvement!**