

## IN *THIS* ISSUE

Governing Docs Update

Yard of the Month Winners

Pool Committee Needed!!!

Frequently Asked Questions:  
What are the duties of a  
Board Member?

Spring Fling - A Hoppity  
Good Time

SAVE THE DATE - Waterleaf  
Food Drive

Thank you to Volunteers,  
no contribution is too small.  
Waterleaf Falls needs you  
ALL.

## COMMUNITY CONTACTS

Resident HOA Board Members [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)  
Tim Komazec (others determined via election at Annual Meeting)

Communication Committee [waterleafnewsletter@gmail.com](mailto:waterleafnewsletter@gmail.com)  
Angela McGrady [waterleafcommunication@gmail.com](mailto:waterleafcommunication@gmail.com)

Pool/Park Reservations Committee  
OPEN [waterleafpool.pavilion@gmail.com](mailto:waterleafpool.pavilion@gmail.com)

Yard of the Month Committee  
OPEN [waterleafyardofthemonth@gmail.com](mailto:waterleafyardofthemonth@gmail.com)

Architectural Review Committee  
David Vail, Tracy Scheel

Governing Documents Committee  
Jeff Swietek, Tricia Swietek, Tracy Scheel

Waterleaf Falls Homeowner Association  
c/o Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, TX 78759

## TO OUR NEIGHBOR:

# WATERLEAF FALLS COMMUNITY NEWSLETTER

## Message From The Board

**What a year it has been for the Board!** We have made some great achievements, with lots of learning lessons along the way. We are compiling these learning lessons so future boards can keep them in mind.

One of the main goals of the board was to be transparent. There is no way we could have been more transparent than what we did. We shared everything we spoke of and nothing less. We are hoping this helped to gain your trust, knowing there's always more work to do to be better.

Some of the highlights are as follows:

- Making sure the yearly audits were complete.
- Starting Survey Monkey polls to better hear what you all had to say about the board and ideas/actions for the community.
- Dumpster proposal and implementation
- Revamping and continually updating the Waterleaf Falls website.
- Updating the HOA Corporate binder
- Adding a Flag with lighting at the pool.
- Resurfacing and restriping of the pool parking lots.
- Replacing the fencing along Waterleaf Blvd and 150 (the fencing that the HOA owns).
- Created a more efficient reservation system for events at the pool, and pavilion with increased tracking and assignment.
- Created the Waterleaf Falls HOA Information page.
- Sending out emails containing information about current events and news impacting our community.
- Compiling a list of prior questions, complaints and requests in one message, offering answers to those items and how to accomplish them if the board cannot assist (on the WF website).
- Reviewing all contracts, receiving new bids and determining who was the best vendor at that time.
- Starting the process of how to best use the Waterleaf Falls Park land.
- Board meeting are structured and timed to stay on track.
- Answering your questions to the board email within 24-48 hours (there is always the very few exceptions).

We are proud of the work that was done. Thank you to all who helped.

Sincerely,  
Your Board  
Tim Komazec, Lacy Goldberg, Tracy Scheel and David Vail

## APRIL 2017

### Community Calendar

- 3 Trash & Compost
- 4 City Council Meeting  
City Hall 7:00PM
- 8 *Spring Fling*  
*Waterleaf HOA Park*  
10am - 2pm
- 10 Trash & Recycle
- 12 *faster*
- 17 Trash & Compost
- 18 City Council Meeting  
City Hall 7:00PM
- 24 Trash & Recycle

### Waterleaf Food Drive

May 6th-12th  
Delivery - Friday 5/12

Nov 4th-10th  
Delivery - Friday 11/10

## YARD OF THE MONTH

Congratulations to our winners for March:

1st Place - 300 Apricot

2nd Place - 130 Cushman

3rd Place - 175 Mistletoe

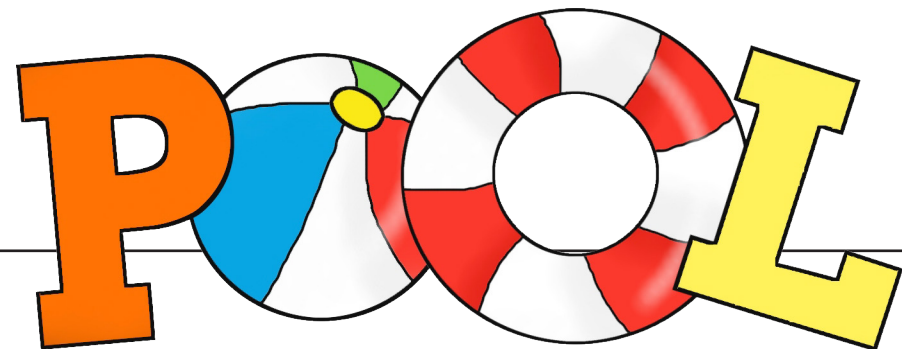
If you would like to help us choose the Yard of the Month, please email the board at [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com), as we are currently seeking a new members for the YOM Committee and need your help!

## GOVERNING DOCS COMMITTEE

The Governing Documents Committee has completed their review of the changes made to Article VI of the DCCnR's and have sent these revisions to the attorney that represents the HOA, as well as the HOA Board for their review and approval. Upon their approval, a Special Meeting will be called for the homeowners of Waterleaf Falls to vote on the changes. We plan on having refreshments, so come out and vote on these changes! This will effect everyone in our community. The changes involve tool shed heights, company vehicles, vehicle weight limits, pets, livestock, maintenance of lots, renters needing to sign that they acknowledge the DCCnR's and will abide by them and taking away the 1.5% sellers fee (THAT'S YOU!).

We need a great turnout to ensure all this hard work pays off!

THANK YOU for all your hard work - Jeff & Tricia Swietek, Tracy Scheel, and Tim Komazec



Tracy Scheel will NOT be managing the pool committee for the upcoming season.

We will, optimally, need someone to step up and take over the following duties:

- Be the point of contact with the pool management
- Be the pool contact with the property manager
- Answer emails regarding the pool
- Ensure that all residents and their guests are out of the pool area and the pool gate is closed and locked at 9pm on nights when the lifeguards are not on duty. This would be for week nights in May and September.

Please contact the Board at [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com) if you are interested in helping.

The board thanks Tracy for all of the years she volunteered to make sure the pool and events ran as smoothly as possible!

## What are the duties of the Waterleaf HOA Board of Directors?

Acting through the board as a whole, a board member should:

- Enforce the documents
- Establish sound fiscal policies and maintain accurate records
- Develop a workable budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds
- Act on budget items and determine assessment rates
- Collect assessments
- Review local laws before passing rules or sending bylaws to membership for approval
- Appoint committees and delegate authority to them
- Select an attorney, an auditor, insurance agent and other professionals for the association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform board members of all business items that require their vote
- Inform members of important board decisions and transactions
- See that the association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings
- The authority to assess and collect periodic dues from each homeowner to pay for the budget.
- The authority to levy special assessments for items outside the budget—for example, to pay for unforeseen repairs needed to the poolhouse roof after a huge storm.
- The power to adopt rules and regulations.
- Enforcement powers, such as the right to assess fees for delinquent dues or for rule violations. The governing documents might also grant the HOA the power to place a lien on a delinquent owner's property for unpaid dues, or to enter a homeowner's property to fix a rule violation.
- Authorize legal action against owners who do not comply with the rules

**WHERE:**  
Waterleaf HOA Park

**WHEN:**  
Saturday, April 8th  
10am to 2pm

- Easter Bunny
- Egg Hunts
- Bounce Houses
- Pizza
- Prizes
- LOTS OF FUN!

**Volunteers Needed:**  
Please contact the Board at [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com).

