

## IN *THIS* ISSUE

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**SAVE THE DATE - Community  
Garage Sale - April 1st**

Updates on Current Projects

**SAVE THE DATE - Waterleaf  
Food Drive**

**Thank you to Tracy Scheel and  
David Vail for serving on our  
HOA Board. Your efforts were  
valued and appreciated.**

## COMMUNITY CONTACTS

**Resident HOA Board Members** [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)  
Lacy Goldberg, Tim Komazec, Tracy Scheel & David Vail

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

**Pool/Park Reservations Committee**  
with Board Liaison Tracy Scheel [waterleafpool.pavilion@gmail.com](mailto:waterleafpool.pavilion@gmail.com)

**Architectural Review Committee**  
David Vail, Tracy Scheel

**Nominating Committee**  
Donna Rossnagel

**Governing Documents Committee**  
Jeff Swietek, Tricia Swietek, Tracy Scheel

**Yard of the Month Committee - OPEN**

**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

**MARCH 2017**

The annual board meeting is coming up on March 25th, from 9:30AM to 11:30 AM at the Historic Kyle City Hall. There are 4 board positions which need to be filled on that day. This is done by an election process, either in person or by proxy. If you want to apply for a board position, please email either Jim Smitherman ([jim.smitherman@goodwintx.com](mailto:jim.smitherman@goodwintx.com)) or the Waterleaf board ([waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)).

We will be looking to get the city of Kyle Code Compliance and Animal Control to speak at our annual board meeting, as well as covering material leftover from the prior board meeting. There will be two sections at the meeting where the floor will be opened to the homeowners to make comments. In between that time, we will ask questions be held until the second homeowner comments section.

The fencing project is almost finished with just one small section left to complete. The board has understood some homeowners are not satisfied with the completion of it as it pertains to their home. We encourage you to email Jim Smitherman with those issues. If you are not getting an answer within 72 hours, feel free to email the board. We will follow up.

We are starting to plan a Spring event for the neighborhood, gearing it toward all ages. We appreciate the people who have come forward to volunteer their services for this event. Don't forget that you can volunteer for any event you choose, or even suggest events! Email the board for further details.

We want to thank David Vail and Tracy Scheel for their time on the board. The board utilized their knowledge of past and current issues to work toward making Waterleaf Falls a better place. Their service was invaluable. Lacy Goldberg will be running again for the board.

If you have questions, concerns or complaints, please let the board know as soon as it comes about. Please do not wait, as we want to keep everyone as happy as humanly possible. We are here for you.

Thank you, and we hope to meet more of you at future events and meetings!

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

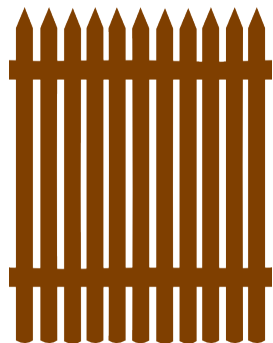
### *Community Calendar*

- 6 Trash & Compost
- 7 City Council Meeting  
City Hall 7:00PM
- 12 *Daylight Savings*  
*turn your clocks forward*
- 13 Trash & Recycle
- 20 Trash & Compost
- 27 City Council Meeting  
City Hall 7:00PM
- 25 ANNUAL MEETING  
9:30-11:30AM  
@ Historic Kyle City Hall
- Community Wide Garage Sale-*  
*April 1st 8am-12pm*

### Waterleaf Food Drive

- May 6th-12th  
Delivery - Friday 5/12
- Nov 4th-10th  
Delivery - Friday 11/10

# Notes From The Board



The fencing project is almost finished with just one small section left to complete. The board has understood some homeowners are not satisfied with the completion of it as it pertains to their home.

We encourage you to email [Jim Smitherman](mailto:Jim.Smitherman@waterleafboard.com) with those issues. If you are not getting an answer within 72 hours, feel free to email the board. We will follow up.

## GOVERNING DOCS COMMITTEE

The Governing Documents committee met twice monthly from March through September working on changes/updates needing to be made to our DDCnR's regarding fences, livestock/chickens, sheds, tonnage for vehicles, storage of boats/trailers/others, home improvements and other items that may affect you and your home.

A special meeting will be called for the homeowners to vote on the changes. We need an astounding 67% "yes" votes from the Association to make the needed changes. We ask of you to please take a moment of your time to review the changes, ask questions and vote.

## YARD OF THE MONTH

Congratulations to our winners for February:

1st Place - 276 Matthews

2nd Place - 311 Gina

3rd Place - 232 Connor Elkins

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!

Our first garage sale of the season will take place on Saturday, April 1st, no fooling around on this day. The Board wants residents to rid their homes of unnecessary items by advertising and posting the sale for increased traffic, as well as having more dumpsters brought to the neighborhood and possibly arranging with the local Goodwill or other agencies for a pick-up of donations. More information will be provided as it becomes available.

If you would like to help the Board with this spring cleaning endeavor, please contact them at [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com).

## Get to know our HOA Board Candidates:

### Lacy Goldberg, Treasurer

I joined the board as the Treasurer in the summer of last year. Since then I have been involved in as many activities as I can to help our community flourish. I recently completed HOA board training and will continue to learn and grow throughout my tenure. I am currently an Assistant Branch Manager for First Convenience Bank in Kyle, and a financial trainer. My plan is to continue to search for ways to keep our costs down as a community and our home values up!

### BOARD CANDIDATE BIO

#### Warren McEnulty

Born & raised in Southern California; I moved up to Fort Collins, Colorado to attend Colorado State University. I received my Bachelor's Degree in Business with a focus in Real Estate. I practiced real estate for several years before moving down to Kyle, TX to be closer to my family. I have always been involved in the communities I have lived in, and I know Kyle will be no exception. Along with being a real estate agent for the Kyle/Buda area, I am now the Vice President of the County Line Special Utility District Board.

### BOARD CANDIDATE BIO

#### Kevin Serna

Currently a full time student and mentor for veterans and training specialist. Before devoting his main focus to school and helping others find balance in life. Kevin is a Army Veteran with three combat deployments that include both Iraq and Afghanistan wars. While in the military, Kevin was a senior instructor who supervised and certified students in both classroom and field environments on the missions performed by rotary wing aircraft, safety, aero-medical evacuations, navigational procedures and rappelling principles and techniques. During his service he delivered quality coaching and mentoring in accordance with policies and standard operating procedures.

### BOARD CANDIDATE BIO

#### Maureen Olson

I am a lawyer and was a VP of a large corporation who retired to teach Kindergarten in a needy area in New York City. I wanted to instill in the children of the South Bronx that they have the ability get out of poverty through a good education. I have served the community wherever I have lived, including working in neighborhood HOA's. I was President of a successful HOA in Scarsdale, NY, for 3 years and have been on many HOA committees. I would like the chance to serve the Waterleaf Falls community as a Director of our HOA.



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.

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



**SAVE THE DATE - APRIL 1ST**



**Saturday, March 25 9:30 am to 11:30 am  
@ Historic Kyle City Hall - 108 S. Burleson**

Refreshments to be provided. Please plan on attending or sending a proxy. We must have participation of 10% of our homes to meet quorum.