

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

To Our Neighbor:

PROPERTY MANAGEMENT

Jim Smitherman
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HOA COMMITTEE CONTACTS

Your Resident HOA Board Members:
Michele Hinojosa, Tim Komazec, Nola Plumb,
Josh Smith & Randall Whited
waterleafboard@gmail.com

SOCIAL COMMITTEE

Stacy Bicarell and Lauren Hennen
waterleafsocial@gmail.com

NEIGHBORHOOD WATCH COMMITTEE

Jeff Swietek
waterleafneighborhoodwatch@gmail.com

COMMUNICATIONS/NEWSLETTER COMMITTEE

Michelle Hargis, Tracy Scheel and Whitney Tate
waterleafcommunications@gmail.com

POOL AND PARK PAVILION RESERVATION COMMITTEE

Tracy Scheel
waterleafpool.pavilion@gmail.com

NOMINATING COMMITTEE

To Be Determined At April 7 Board Meeting

DCC&RS COMMITTEE

To Be Determined (Volunteers Needed)

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

SEE INSIDE FOR RESULTS OF LAST MONTH'S SPECIAL MEETING AND
EXCITING NEWS FROM OUR NEWLY ORGANIZED COMMITTEES.



NEIGHBORHOOD NEWSLETTER

APRIL 2016

www.Waterleaffalls.com

Message From The Board

Dear Neighbors,

Let us begin by saying thank you for the time that so many of you spent talking with the board candidates prior to the Annual Meeting and election, and to those who attended the meeting or turned in a proxy. Please know that we listened to you and heard your concerns. We consider it a great honor to be elected as your Association representatives so that we may address these concerns on your behalf.

We would also like to thank everyone who has ever volunteered for our community in any capacity. Activities such as walking the neighborhood to hand out flyer's, donating items for an event, posting a reminder on-line, sharing an idea at a committee meeting, and serving up popsicles to the kids after a parade truly enrich our community. We know that there are a variety of activities competing for your time, so that the fact that you spent your limited time with us is especially meaningful. It is our sincere hope that all residents will find a way to get involved in some small way so that we may continue to make Waterleaf stand apart from all other communities!

Lastly, we would like to express our appreciation to the previous boards for dedicating countless hours to make neighborhood improvements during your terms. It is not always an easy job to represent more than 900 diverse households.

Since being elected, our Board has been quietly working to develop a path for moving forward. The bylaws limit our ability to get into the "thick of things" until our first Board meeting on Thursday, April 7, but we have held one organizational meeting to share our thoughts and gather ideas.

During our pre-Annual Meeting discussions, it was made clear to us that many neighbors are concerned about the Association's lack of communication and transparency. The good news is every one of us felt the same. Please be sure and join us for this first meeting on April 7. We look forward to sharing our new direction with you, as well as taking your suggestions and comments.

We wish to see the community come together as one, take care of each other like family and grow our assets and interests here in Waterleaf. Together we can make a difference!

Again, thank you for the opportunity to serve the neighborhood. We look forward to meeting all of you!

Sincerely,
Your Board
Michele Hinojosa, Tim Komazec, Nola Plumb, Josh Smith and Randall Whited

Waterleaf Calendar

- 3 DCC&R's Planning Meeting 3 p.m.
Waterleaf HOA Park
- 4 Trash and Compost
- 7 HOA Board Meeting 6:30 p.m.
Waterleaf HOA Park
- 11 Trash and Recycle
- 16 Neighborhood Watch Meeting 7 p.m.
Waterleaf HOA Park
- 16 Community Garage Sale 7 a.m. -1:00 p.m.
- 18 Trash and Compost
- 19 Social Committee Planning 7 p.m.
Waterleaf HOA Park
- 22-24 Yard of the Month Judging
- 25 Trash and Recycle
- 30 Pool Opens

Congratulations To The March Yard Of The Month Winners!

1ST PLACE – 130 CUSHMAN
2ND PLACE – 272 SUNNYSIDE
3RD PLACE – 100 MATTHEWS

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

Vote For April Yard Of The Month!

April 22-24. Please send your votes to
Waterleafyardofthemonth@gmail.com

COMMITTEE NEWS

NEIGHBORHOOD WATCH COMMITTEE



Hello neighbors of Waterleaf. Thank you to Officer James Plant for attending and presenting at our February Neighborhood Watch meeting. We had a great discussion, which included a comparison of Waterleaf's crime rate with other Kyle neighborhoods over the past six months. Security tips for our homes and vehicles, and the Open Carry Laws that went into effect earlier this year were also discussed.

In the last six months, Waterleaf had seventy-three calls for service. While seventy-three calls may seem like a high number, it is tremendously low when compared to our sister neighborhoods around Kyle. So with that said, I say great job Waterleaf! We have been collectively taking care of our neighbors. Officer Plant also congratulated us on the calls coming in to report unusual activity. "Keep it up," he passes along.

Our next meeting will take place Saturday, April 16 at 7:00 p.m. at the Waterleaf HOA Park. The Neighborhood Watch is currently in a rebuilding phase and we need block captains, chair people, meeting topic ideas, and educational information that you would like to learn about concerning neighborhood safety.

THANK YOU AND KEEP UP THE GREAT WORK!

Side note, as the weather warms up, be aware it is snake season. Pay attention outside of your homes on your porches, garages and yards, when lifting or moving items that have been left undisturbed for a while and gardening. Snakes may be in any of these places.

Be safe,

Jeff Swietek
Neighborhood Watch
www.waterleafneighborhoodwatch@gmail.com

SOCIAL COMMITTEE

Next Meeting: Tuesday, April 19, 2016 at 7:00 p.m.
Waterleaf HOA Park

WATERLEAF COMMUNITY GARAGE SALE

Saturday, April 16, 2016

Your clutter is someone else's treasure! Throughout this coming year, we have plans for great events that will appeal to everyone – children and adults. While we tend to promote a lot of family oriented activities, there will also be events that are adult only. We are trying to accommodate all of Waterleaf's residents. If you have an idea for an event, please let us know.



We encourage everyone to come to our meetings with positive ideas and outlooks. We are always looking for more members and support. Come have a great time and have some fun with us!

See you all soon,

Lauren Hennen & Stacey Bricarell
Social Committee
waterleafsocial@gmail.com

DCC&R's COMMITTEE

This committee is now forming. If you have an interest in joining, please email us at www.waterleafboard@gmail.com. The committee will review the current DCCR's and make changes to bring the documents up-to-date. Announcements about meeting dates and the sections being reviewed will be made on the website. Please attend as you see something that is of interest to you. The committee needs your input.

CITY OF KYLE NEWS

Kyle City Council Meetings

Tuesday, April 5, 2016 - 7-10 p.m.
Tuesday, April 19, 2016 - 7-10 p.m.

City of Kyle Spring Fishing Tournament

Saturday, April 2, 2016
7 a.m. – 12 p.m.
Tournament held at Lake Kyle; see website for details
<http://www.cityofkyle.com/recreation/spring-fishing-tournament-0>

Kyle Market Days

Second Saturday of the month, beginning April 9, 2016 - 9 a.m. – 1 p.m.
Local vendors, arts & crafts, farm to market items, live music and MORE!
April thru September

Texas State University Quidditch Clinic

Calling all wizards and Muggles ages seven to 12! Learn the basics of Quidditch! What's a Quaffle? How do you avoid a Bludger? Does Muggle Quidditch use a broom (it does!)?

Learn all this and more in a fun atmosphere with a focus on sportsmanship & teamwork. The Texas State University Quidditch team will take participants through the basics of Quidditch, teach them the skills needed and how to play each position and will end the day with a fun exhibition game.

The clinic is open to kids age seven to 12 of all athletic ability. Whether you're a fan of the books and movies, love trying out new sports or both, the Quidditch clinic is a fun way to experience Hogwarts for a few hours right here in Kyle.

All game equipment is provided. Each participant is required to bring a sack lunch and a water bottle (which can be refilled on site). Cleats are encouraged but not required.

Date: May 14, 2016
Time: 10 a.m. – 2 p.m.
Location: Gregg-Clarke Park Football Field
Ages: Youth 7-12
Cost: \$10 per child
Online registration is open from 3/9/16 to 5/12/16. Registrations after 5/12/16 will be on site, and the cost will be \$15 per child.

Your spot will not be guaranteed without payment.

See Website For Info:

<http://www.cityofkyle.com/recreation/youth-quidditch-clinic-hosted-texas-state-quidditch>

HOA NEWS

This monthly column will share information directly related to our Waterleaf Home Owners Association (HOA), as well as some basic information to help you better understand how the Association operates.

WHAT IS AN HOA?

An HOA, which is typically set up as a nonprofit corporation, is an organization established to manage a private, planned community. Like other corporations, an HOA is governed by a board of directors (who are elected by the members) and a set of rules called bylaws.

WHAT ARE THE BYLAWS?

Bylaws govern how an HOA operates and contain the information necessary to operate the HOA as a business. Waterleaf bylaws cover matters such as:

- how often the HOA holds meetings
- the duties of the various officers of the board of directors
- how many people are on the board
- membership voting rights

WHAT ARE THE DCC&Rs?

Basically, the Declarations, Covenants, Conditions and Restrictions (DCC&Rs) are the rules of your neighborhood. They govern what you can, cannot, or must do with respect to your home.

The DCC&Rs is a legal document that lays out the guidelines for the planned community. It is recorded in the county records where the property is located and is legally binding. This means that when you purchase a lot or a home in a planned community you automatically become a member of the HOA and are required to abide by the DCC&Rs. A few of the DCC&Rs require you to:

- keep trash cans out of sight
- limit use of homes as single family residences
- keep fences in good shape

It is recommended that you review the DCC&Rs to become familiar with the information therein, which will help you to better understand the workings of Waterleaf HOA and your obligations as a homeowner in this community. The documents are available at www.waterleaffalls.com.

HOA WEBSITE AND COMMUNICATIONS

The Waterleaf HOA uses its website at www.waterleaffalls.com as the official channel of communication. All information from the Waterleaf Board about neighborhood events, Board and committee meetings and other community notices will be posted to this website.

In order to receive timely and accurate information, we encourage you to visit the Waterleaf website and register for the monthly newsletter and email notices.

The Communication Committee is in the process of updating the website, as well as our other communication tools. Keep an eye out for some of these exciting changes!