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**THANK YOU to  
Randall Whited for  
your time on the  
Board.**

## 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 [waterleafpool.pavilion@gmail.com](mailto:waterleafpool.pavilion@gmail.com)  
with Board Liaison Tracy Scheel

Architectural Review Committee  
David Vail & Tracy Scheel

Nominating Committee [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com)  
Donna Rossnagel - OPEN SPOTS!!!

Governing Documents Committee  
Jeff Swietek, Tricia Swietek, Tracy Scheel

Yard of the Month Committee - OPEN!!!

All Committees have assigned Board Liaisons.

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

Greetings to ALL homeowners and residents of Waterleaf Falls!

The Survey Monkey poll was delivered, and many of you spoke up. We appreciate any and all feedback. It helps us understand what people are thinking and questioning as well with what people are happy or upset. The emails explaining all results should have already begun and likely finished. If you did not see the emails, make sure your email is correct with Jim Smitherman or you can view [transcripts](#) of the emails on the [waterleaffalls.com](http://waterleaffalls.com) website.

At the time of writing this message, I am happy that the transparency, per the homeowners who took the survey in May and now, rose from 64.29% to 77.64%. 94.78% of the homeowners read the newsletter, 66.38% have looked at the website and 62.61% read the monthly board meeting minutes.

Also, according the survey the board has a 77.64% approval rating. There has been more positivity as well seen via the Facebook pages. THIS is why I and the other board members have joined the board at this time. We look to change the outlook upon the board to a more positive one as best we can. We know it'll never be 100%, but we can try but educating everyone as to what we do, creating a relaxed and fun atmosphere and answering everything you can throw at us in a timely fashion. We strive to respond within 48 hours of the time we get the statement/request to the [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com) email and the [Waterleaf Falls HOA Information Facebook page](#).

WE NEED VOLUNTEERS for various committees. PLEASE NOTE that it is the homeowners who run the committees, not the board. A board member simply acts as a liaison to the board for the committee. A homeowner wrote that they would not want to join a committee since the volunteers of the community always get bashed. I have seen this in the past, but as this board has strived to not only improve communication with homeowners but also to difuse potential situations where lack of information started to cause arguments, we hope in time that homeowners will want to join us in making the neighborhood as united as it can be.

Another couple of statements read that the committees are too cliquy and too much bickering. It is what the group of people make of it. We hope to attract people who want the best for the community, which would quell the cliquy-ness and bickering. If you don't want to run a committee but had a group of people to commit to an event you want to bring to life, bring it to the board's attention and we will assist in any way we can.

IF YOU HAVE QUESTIONS, CONCERNS OR COMPLAINTS, PLEASE LET US KNOW AS SOON AS IT COMES ABOUT. PLEASE DO NOT WAIT, AS WE WANT TO KEEP EVERYONE AS HAPPY AS HUMANLY POSSIBLE. LETTING THINGS FESTER IS NEVER A GOOD THING.

Thank you, and we hope to meet more of you so you can see we are not ALL business.

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

## FEBRUARY 2017

### *Community Calendar*

**2** Board Meeting  
HOA Park 6:30-8:00PM

**6** Trash & Compost

**7** City Council Meeting  
City Hall 7:00PM

**13** Trash & Recycle

**14** *Valentines Day*

**20** *President's Day*

Trash & Compost

**27** City Council Meeting  
City Hall 7:00PM

**27** Trash & Recycle

*Next HOA Board Meeting -  
March 2, 2017 @ 6:30PM*

# VOTE!

The Annual Meeting is being scheduled now. We will need your help to nominate and **vote** in new Board members.



# FINANCIAL UPDATE

2016 saw a great year in collection efforts. When we all pay our dues on time, it sets us up for lower dues in the future! We will soon be doing our annual audit of accounts.

In December, we finally got our beautiful flag up at the pool area!

Viking Fence is finishing up, and we will post the final cost next month.

We hope to continue to improve safety and aesthetics in 2017.

Thank you,  
Lacy Goldberg

If you would like to run for an open Board position please contact the Nominating Committee at [waterleafboard@gmail.com](mailto:waterleafboard@gmail.com) as the nominating committee is looking for qualified candidates.

The Board of Directors will be electing a total of four (4) new executive Board members at the Annual Meeting.

More updates about the meeting provided in the next issue of our community newsletter.

# YARD OF THE MONTH

Congratulations to our winners for January:

1st Place - 276 Matthews

2nd Place - 232 Connor Elkins

3rd Place - 358 Tower

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). Thank you to Becky Janysek for her assistance with this committee. We appreciate you!

# Notes From The Board

The Board continues to be busy doing their best to get things done in the past month, such as:

- Delivering 198 pounds of food to the Hays County Food Bank
- The Board and Jim Smitherman will meet with Netronics to discuss new cameras for the pool and other cameras that will cover the parking lots, basketball court, pavilion and play areas. We hope that this will be a crime deterrent and make families feel safer playing in the area.
- Each board member will have completed online board training.
- The flagpole and lighting were completed, with one tree being removed for an unobstructed view. **See picture above.**
- The clubhouse continues to be researched with other, less expensive ideas being thought of as well. There will be a pre-planning meeting with the city to ensure our plans fit within regulations (no change from last month).
- The roll-off dumpster was delivered and filled by 10:15 AM. We know this was not convenient to people working on Fridays, as well as other reasons. We also apologize for inconvenience this may have caused to homeowners wanting to bring their materials after it was filled. ~ I sincerely thank Larry Simone, KC Culver, Holly Williamson and Susan Carol Hall for assisting me with volunteering their time on that frigid day. ~ Tim Komazec
- We will be attempting to have the City of Kyle Code Compliance and Animal Control to speak at our annual meeting.
- We will be planning to have a "Meet your HOA board" at the special meeting that will be called to vote on the changes made to the DCCnR's. You'll see that we are approachable and appreciative of any assistance given to us.

Want to see an event like this?

If you have ideas for events and are able to help organize vendors, stuff a few eggs, or donate time or supplies, we need you.

Without your help, these events cannot happen.

If you have interest in a Spring Event, please contact the Board ASAP.

Email the Board regarding your interest or ideas:

[waterleafboard@gmail.com](mailto:waterleafboard@gmail.com).



The Community would like to thank Randall Whited for his service on the HOA Board as the Board Member-AtLarge for 2016. Lots of hours spent working for the good of the neighborhood.

We appreciate all that you have done and continue to do for this community. Randall is just one fabulous neighbor.

We wish you all the best, Randall.

Waterleaf Social Committee presents....

**SPRING fling**

Join us at the park pavilion for a fun filled day for the whole family!  
 5 and Under Egg Hunt Starts at 11:15a    6 and up Egg Hunt Starts at 11:45a  
 Bounce House, Cookie Decorating, Craft Workshop by Home Depot  
 We will provide hot dogs and beverages  
 Bring a camera for a special visit from the Easter Bunny!

WaterleafFalls.com

# COMMUNICATIONS COMMITTEE

Are you creative?

We are enlisting the help of all residents to develop a new logo for Waterleaf Falls. There will be a prize awarded for the best logo. Specifications to be presented at the upcoming Board meeting. Final rules and prize will be reflected in the next newsletter...stay tuned.

And if you'd like to write an article for the newsletter, drop me a line at [waterleafnewsletter@gmail.com](mailto:waterleafnewsletter@gmail.com).

# 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 lawyer 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 food, so it'll worth your while to come out and vote on these changes. They certainly affect everyone in this community.

**The changes involve tool shed height, 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 removing the 1.5% seller's fee (that is to be paid by you upon sale).**