

# WATERLEAF FALLS

COVERING A LITTLE SLICE OF HEAVEN IN KYLE, TEXAS

NOVEMBER 2017



## FROM THE BOARD

*Greetings to the homeowners and residents of Waterleaf Falls!*

The board has re-vamped all 3 entrances to Waterleaf Falls! Our landscaping crew took out all of the plants that were not doing well or didn't belong where they were. We are also going to continue cutting back the primrose jasmine (the plant hanging over the wall) so it dies. We have plans for those areas.

Lacy and Tim went to the Ladybird Johnson Wildflower Center for their annual sale, and got a lot of unique and native plants to Texas. They are all drought tolerant. A few of us planted them all on October 21st. This is still a process, and we will not be done until it's done. Tim will gather Purple Skyflower and Yellow Bells Esperanza seedlings from his yard and plant them where the board has deemed they would look good. There's going to be a lot of color now!

The Governing Documents committee spent many Saturdays in 2016 to come up with changes to the DCC&R's Article VI section 6.7, and as well a couple of other items. The homeowners were invited to participate, but only a few showed up in the beginning. We had our legal representation, Adam Pugh, draw up an official document upon which we could vote upon. The sections as noted in the old version have been combined into one section. The homeowners were sent the original/red-lined items on one document, and the final version (to be voted upon).

We invite you out to a Special Meeting on 11/11 at the park pavilion to look at and ask questions about the changes. We want you to have a voice, so help us out! This also coincides with Veterans day. We will taking donations for veterans. In order to pass the changes, the HOA needs 667 "YES" votes. Any less and it will fail to pass. This means that the old DCC&R's section 6.7 will stand, and the additions will not be added.

Some items that might interest you:

- Livestock and pets
- Rental Agreements
- Storage unit size increased to 10.5 ft

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. Also, as a reminder, if you do not hear from Goodwin Management Company within 48 hours of your message/question/request, please email the board. We will ensure you get a response quickly. Thank you, and we hope to meet more of you at future events and meetings!

Sincerely,  
Your Board:  
Eyad Almalood, Warren McEnulty, Lacy Goldberg, Tim Komazec, and Maureen Olson

## WHAT'S HAPPENING NOVEMBER 2017

- 2 HOA Meeting 6:30PM  
@ Pavilion
- 4 Hays County Food Bank Drive
- 6 Trash & Recycling
- 11 Special Town Hall Meeting
- 11 Veteran's Day  
Donation Collections
- 13 Trash & Compost
- 20 Trash & Recycling
- 24 Happy Thanksgiving!
- 27 Trash & Compost

## SAVE THE DATE

**VETERAN'S DAY  
DONATIONS:  
SATURDAY, NOV. 11TH**

Through the generous donations of our community, Voluntary Service ensures 100% distribution of contributions to our Veterans.

For a list of acceptable items, please visit:  
<https://www.centraltexas.va.gov/giving/Donate.asp#DonateAbout>

## CITY-WIDE EVENTS

### What's going on around town?

Vist [CityofKyle.com](http://CityofKyle.com) for events throughout the year, including Kyle Market Days and Farmers' Market, Kyle Fair and Music Festival, Easter Egg-Stravaganza, Movies in the Park, July 4th Fireworks and Santa's Arrival/Tree Lighting Ceremony.



## OCTOBER YARD OF THE MONTH



Congratulations to **471 Holly Grove**

**2ND PLACE:** 311 Tower

**3RD PLACE:** 541 New Country

## HOW DO I...



### Report a loose dog or other animal issue?

The Kyle Police Department and/or Kyle Animal Control can assist homeowners and residents with animal control, nuisance animal issues, and concerns. Call 512-268-3232.

### Keep my dogs within my fence boundary?

- Coyote Rollers for jumpers: <http://coyoteroller.com/pages/what-is-a-coyote-roller>
- Chain link, welded woven wire or chicken wire buried below fence level for diggers.
- **Keep all fence planks in good repair.** Goodwin Management Company has been instructed to strictly follow this rule when performing inspections.



## COMMUNICATION COMMITTEE UPDATE

### NEW LOGO FOR WATERLEAF FALLS

We advertised for help to come up with a Waterleaf Falls logo over the Summer, but had no homeowner interest. Myself and Eyad Almalood have whipped up with some designs. Please check your email, click on the Survey Monkey link and chose which one would best represent the community.

If you have any questions, please reach out: [WaterleafCommunication@gmail.com](mailto:WaterleafCommunication@gmail.com).

All my best,  
Brandy Cohen

## POOL & PAVILION



### 2017 Pool Season Recap

It was certainly an eventful summer at the pool! After several incidents and tons of suggestions, the board will be signing off on new pool rules at November's HOA Meeting. Our lifeguards finished the season with six rescues, we are so proud of them! We extended the pool season this year, and will be signing off on the new schedule for next year at November's meeting as well. The board utilized the camera system as needed and deactivated access cards in response to the incidents that were confirmed. This process will continue next year. Our goal: A safe swimming environment!

### Key Card Clean Up

As of January 1st, 2018, all access cards will be turned off. The cards will be turned back on upon sign off of the updated pool rules. We will make this as simple as possible, and start the process in January - so you will have plenty of time to get your cards turned on before next pool season! More details to come!

## HAYS COUNTY FOOD BANK DRIVE

### NOVEMBER 4TH

We had great success last year delivering 198 pounds of food, with about 11 homes giving donations.

The final day for collection will be Saturday, November 11th at the town hall meeting for the new DCC&R's. *(This also coincides with the Veterans Day donations drive scheduled for that day only.)*

You may email the board for us to come pick it up. [Waterleafboard@gmail.com](mailto:Waterleafboard@gmail.com). Let's show Hays County Food Bank how we can come together as a community to help others in need!

### Items requested:

- Canned meats, corn, fruits in light syrup and chili
- Mac and cheese
- Tomato sauce
- Low sodium soups
- Pastas and pasta sauces
- Rice and brown beans (in 1 lb. bags)
- Peanut butter and Jelly
- Granola, Oatmeal, Apple sauce, Fruit cups, Raisins
- Stable shelf milk

## DCC&R OF THE MONTH

### ARTICLE VI: CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

**6.7h Uses Specifically Prohibited:** No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property except that dogs, cats or other qualified animals may be kept as household pets. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the Property so that no person shall quarter on the premises cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks or any other animals that may interfere with the peace and quiet and health and safety of the community. No more than four pets will be permitted on each Lot. Pets must be restrained or confined to the homeowner's rear yard within a secure fenced area or within the house. It is the pet owner's responsibility to keep the Lot clean and free of pet debris or odor noxious to adjoining Lots. All animals must be properly registered and tagged for identification in accordance with local ordinances.

## YOUR HOA BOARD



### Board Members

WaterleafBoard@gmail.com  
 Tim Komazec  
 Eyad Almalood  
 Lacy Goldberg  
 Warren McEnulty  
 Maureen Olson

### Pool & Pavilion Committee

WaterleafPool.Pavilion@gmail.com  
 Jaydon Pollei  
 Cara Pollei  
 Najim Hamad

### Communication Committee

WaterleafCommunication@gmail.com  
 WaterleafNewsletter@gmail.com  
 Brandy Cohen  
 Jude Gonzales  
 Sara Gonzales  
 Carolyn McLane

### Social Committee

WaterleafSocial@gmail.com  
 We're always looking for neighbors to lend a hand and help organize or volunteer at events - reach out if this sounds like something you'd like to help with!

## SEPTEMBER FINANCIALS

### Financial Check-In

- No surprises heading into the fall with our budget.
- October's meeting included a sign off on the renovations to our park. Projected improvements: \$120,000.
- October's meeting also included a review of our recent audit - again, no surprises.
- The board has begun reviewing the proposed budget for 2018; this will be heavily worked on in November's board meeting, join us!



**Waterleaf Falls' Balance as of September 30th, 2017: \$625,169.57**

You can find our full income statements and budget under secure log-in on Goodwin Management's site!

*Condensed Income Statement with Budget Comparison (thru Sept 2017)*

Income/Expense	MTD Actual	MTD Budget	YTD Actual	YTD Budget
<b>Total Income</b>	<b>33,654.47</b>	<b>36,084.00</b>	<b>369,255.79</b>	<b>319,756.00</b>
Admin. Expense	10,849.58	6,070.00	79,721.56	61,530.00
Non-Recurring Expense	0.00	0.00	94,925.16	0.00
Property Expense	29,539.17	15,921.00	205,266.22	191,477.00
Tax/Ins/Interest Expense	0.00	0.00	19,690.00	18,800.00
Transfer Proof	0.00	4,167.00	0.00	37,503.00
Utility Expense	2,884.85	3,723.00	22,530.47	29,507.00
<b>Fund Change</b>	<b>(9,619.13)</b>	<b>6,203.00</b>	<b>(52,877.62)</b>	<b>(19,061.00)</b>

## PROTECT YOUR RIGHT TO VOTE

**VOTE - and the choice is yours**

**DON'T VOTE - and the choice is theirs**

**Election day is Nov. 7th.** Please help spread the word. Here are the times, dates, and locations:

**District 2 Election Day Voting Location is Tobias Elementary School**

This is the Election Day voting location for Hays CISD District 2 residents. The hours of operation are 7:00 a.m. to 7:00 p.m. on Election Day. The street address is 1005 East FM 150, Kyle, Texas 78640. *There were only 5 Waterleaf Falls voters last year, the worst turnout in Kyle. Let's make our voice heard!*

## THE NEXT HOA MEETING

**THURS., NOV. 2, 2017 | 6:30PM | THE PARK PAVILION**

Everyone is welcome and encouraged to join.

# **WATERLEAF HOME OWNERS ASSOCIATION**

C/O Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, Texas 78759

TO OUR NEIGHBOR:

## **IN THIS ISSUE**



### **NOVEMBER 2017**

- November Event Calendar
  - Letter from the Board
- Veteran's Day Donations
  - City-wide Events
  - Pool Season Recap
  - Key Card Cleanup
    - How do I...
- October Yard of the Month
- Hays County Food Bank Drive
  - Committee Updates
  - DCC&R of the Month
  - September Financials
    - Your Right to Vote
    - Next HOA Meeting