

# WATERLEAF FALLS

OCTOBER 2017

COVERING A LITTLE SLICE OF HEAVEN IN KYLE, TEXAS



## FROM THE BOARD

Greetings homeowners and residents of Waterleaf Falls! Everyone has a couple more weeks to enjoy the pool. Those who voted in the Survey Monkey poll chose **FOR** the pool to remain open through Sunday, October 15th. There will be a monitor at the pool entrance on Saturday and Sunday, taking ID cards. No lifeguards will be on duty. *Please swim at your own risk.*

The board has come up with a plan to suit most homeowners desires in order to make our park the best it can be. This year, the board will use the budget reserved for improvements on:

- 4 new picnic tables for pavilion
- Two-bay swing set (4 total swings)
- 8 benches for park
- New play structure (2-5 years)
- Cover over existing playscape
- Cover over kiddie pool
- Concrete tables (Chess with 2 benches and Ping Pong table)
- Trail walkway with workout stations

The board will build the following item into the 2018 budget to be ready for the time of year when it will be enjoyed:

- Splash Pad: We will be working with an engineer to design the park to its fullest potential to fit everything we can, in a reasonable way.

The following items have been **tabled** at this time:

- Cover over basketball court
- Solar panels on pool building

The board will be renovating all of the entrances to Waterleaf Falls on Saturday, October 21st, after having purchased plants at the Ladybird Johnson Wildflower Center, during their annual fall sale. We will need some help with the digging process - please let us know if you would to join us!

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 OCTOBER 2017

- 2 Trash & Compost
- 3 National Night Out
- 5 HOA Meeting
- 7 Community Dumpster
- 9 Trash & Recycle
- 14 Community Pool Party & Movie in the Park
- 15 Last day of pool open
- 16 Trash & Compost
- 17 Social Committee Meeting
- 21 Neighborhood Landscaping Day
- 23 Trash & Recycle
- 30 Trash & Compost
- 31 Halloween!

## SAVE THE DATE

### END OF THE YEAR POOL PARTY & MOVIE IN THE PARK

Join us for an end of the season party on Saturday, October 14th! Festivities will begin at 3PM and Jurassic Park (from 1993!) will start in the park at sunset!

### COMMUNITY DUMPSTERS

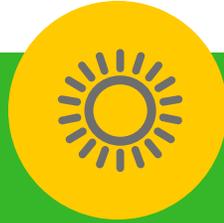
The dumpsters will be in Waterleaf on Saturday, October 7, 2017.

## The final word on 'adult swim'

### CLARIFICATION OFFERED

Mandatory adult swim breaks have been removed through the end of the season. We strongly encourage guardians to continue to watch their children and encourage them to get out of the pool as needed for rest breaks.

## SEPTEMBER YARD OF THE MONTH



Congratulations to **761 Abundance**

2ND PLACE: 113 Apricot

3RD PLACE: 117 Pomegranate

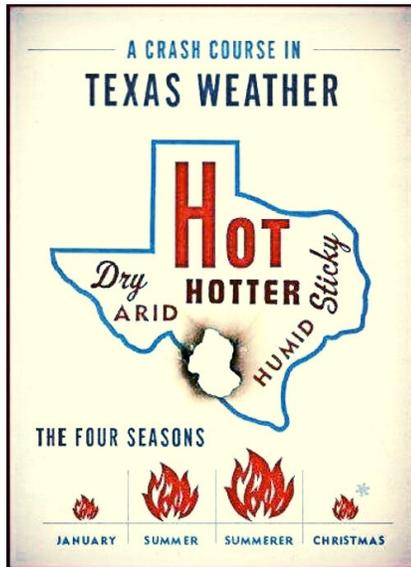


## COMMUNICATION COMMITTEE UPDATE

Who's ready to party?

Hey Waterleaf Falls!

Did you visit the pool this summer? I am grateful the vote was to keep the pool open for just a little bit longer, so we can get those last few swims in the October air before we say goodbye to the pool and hello to... Fall? Summer Part 2? In Texas, you never know what you're in for when it comes to the weather.



I hope to meet some of you at the Pool Party and Movie in the Park on October 14th. I don't know about you, but I love the original Jurassic Park and I can't wait to celebrate the end of a successful pool season with a party! If you have any questions, please reach out: [WaterleafCommunication@gmail.com](mailto:WaterleafCommunication@gmail.com).

All my best,

Brandy Cohen

## POOL & PAVILION



Pool season extended!

The neighbors asked and the board delivered: the pool season has officially been extended to Sunday, October 15th until 9PM!

Join us for an end of the season party on Saturday, October 14th. Festivities will begin at 3:00 pm and Jurassic Park (1993) will start in the park at sunset!



Our lifeguards have had a very eventful summer, with 6 rescues and quite a few special moments. There will be new pool rules for next season. Start watching your emails now for updates!

As usual, if you have any issues or contend with the pool (or with your pool key) please email the board at [WaterleafBoard@gmail.com](mailto:WaterleafBoard@gmail.com) or send a message to the Waterleaf Falls HOA Information Facebook site.



## UPCOMING BLOOD DRIVE

Blood just might be the most precious gift that anyone can give to another person. A decision to donate your blood can save a life, or even several if your blood is separated into its components – red cells, platelets and plasma – which can be used individually for patients with specific conditions.

Do something good that does even better - DONATE BLOOD!

There is a sign-in sheet for the Waterleaf Falls Blood Donor Drive and it is located here: [www.wrbdonor.org/donor/schedules/drive\\_schedule/50458](http://www.wrbdonor.org/donor/schedules/drive_schedule/50458)

Please sign up in advance so We Are Blood knows they will have the minimum required 20 volunteers needed.

You must wait at least eight weeks (56 days) between donations of whole blood.

## DCC&R OF THE MONTH

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

**6.17 General Maintenance of Lots:** Following occupancy of the Home upon any Lot, each Owner shall maintain and care for the Home, all improvements and all trees, foliage, plants, and lawns on the Lot and otherwise keep the Lot and all improvements thereon in good condition and repair and in conformity with the general character and quality of properties in the immediate area, such maintenance and repair to include but not be limited to: (i) the replacement of worn and/or rotted components, (ii) the regular painting of all exterior surface, (iii) the maintenance, repair and replacement of roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, drives, parking areas and other exterior portions of the improvements to maintain an attractive appearance, and (iv) regular mowing and edging of lawn and grass areas. Upon failure of any Owner to maintain a Lot owned by him in the manner prescribed herein, the Declarant or the Association, or either of them, at its option and discretion, but without any obligation to do so, but only after ten days written notice to such Owner to comply herewith, may enter upon such Owner's Lot and undertake to maintain and care for such Lot to the condition required hereunder and the Owner thereof shall be obligated, when presented with an itemized statement, to reimburse said Declarant and/or Association for the cost of such work within ten days after presentment of such statement. This provision, however, shall in no manner be construed to create a lien in favor of any party on any Lot for the cost or charge of such work or the reimbursement for such work.

## 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!

## AUGUST FINANCIALS

Exciting news at September's meeting: **the park is about to get a makeover!**



Coming to the park in 2018:

- New picnic tables
- Two-bay swing sets
- 8 park benches
- new toddler playscape
- covering existing playscape
- concrete gaming tables
- a walking trail with 8 workout stations

This will all come in under the \$90,000 mark!

After the finalization of those improvements, the board will then consider the budget for the next big project up our sleeves: the splash pad!

The board has begun reviewing the proposed budget for 2018; this will be heavily worked on in October's board meeting, join us!

**Waterleaf Falls' Balance as of August 31st, 2017: \$634,567.41. \***

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 August 2017)*

Income/Expense	MTD Actual	MTD Budget	YTD Actual	YTD Budget
<b>Total Income</b>	<b>38,587.73</b>	<b>37,084.00</b>	<b>335,380.03</b>	<b>283,672.00</b>
Admin. Expense	6,340.62	6,245.00	68,871.98	55,460.00
Non-Recurring Expense	7,250.00	0.00	94,925.16	0.00
Property Expense	34,263.70	25,519.00	175,727.05	175,556.00
Tax/Ins/Interest Expense	0.00	0.00	19,690.00	18,800.00
Transfer Proof	0.00	4,167.00	0.00	33,336.00
Utility Expense	3,863.16	3,723.00	19,645.62	25,784.00
<b>Fund Change</b>	<b>(13,129.75)</b>	<b>(2,570.00)</b>	<b>(43,479.78)</b>	<b>(25,264.00)</b>

## NATIONAL NIGHT OUT

Tuesday, October 3rd

Waterleaf Falls will be celebrating the 34th Annual National Night Out evening with a pizza party in the park! Come meet your local first responders (and your neighbors!) and enjoy some pizza, games, and prizes! The party starts at 6:00 pm, and continues until dark!

## THE NEXT HOA MEETING

**THURS., OCT. 5, 2017 | 6:30PM | THE PARK PAVILION**

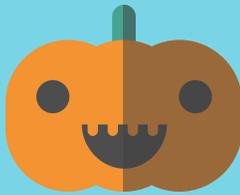
Everyone is welcome and encouraged to join.

# **WATERLEAF HOME OWNERS ASSOCIATION**

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

TO OUR NEIGHBOR:

## **IN THIS ISSUE**



### **OCTOBER 2017**

- October Event Calendar
  - DCC&R of the Month
- September Yard of the Month
  - Committee Updates
  - Recent Financials
  - Next HOA Meeting
- Pool Party & Movie in the Park
  - Community Dumpsters
  - Upcoming Blood Drive
  - National Night Out