



FROM THE BOARD

Greetings to the homeowners and residents of Waterleaf Falls!

The board is excited to say that some great things are in store for our community in 2018. In an effort to be even more organized, we have set dates for the **garage sales**, **dumpsters** (Spring & Autumn) and the **BBQ contest & pool opening party**. Watch for more details via email. We will also post this on Facebook to make sure everyone can plan for the events.

The **We Are Blood** mobile blood bank will visit Waterleaf Falls once a quarter this year and these visits have already been scheduled. Check the "SAVE THE DATE" section this newsletter for more information.

You will continue to see progression of the **renovations in the Waterleaf Falls HOA-owned park** as February rolls on. We hope you will be just as excited as we have been. Such great changes are awaiting the area. Within the park, in an effort to combat the **insect/mosquito problem** we have been having, the board will be looking into getting bird houses for Purple Martins. They are great at pest control!

The **HOA annual board meeting** is coming up in March, which is when we elect new board members. We invite everyone to attend to ask questions, voice concerns and offer suggestions. There will be presentations at the annual board meeting. Those speakers will be announced soon, and we are hoping for a representative from the wastewater treatment plant. **If you want to fill out an application to run for one of the two board positions, email jim.Smitherman@goodwintx.com.**

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 FEBRUARY 2018

- 01 HOA Meeting 6:30PM
@ Pool Pavilion
- 05 Trash & Compost
- 12 Trash & Recycling
- 14 Happy Valentine's Day!
- 19 Trash & Compost
- 26 Trash & Recycling

SAVE THE DATE

**MOBILE BLOOD BANK
DATE CHANGED
TO MARCH 10TH**



We Are Blood mobile blood bank will be here March 10th in the large pool parking lot. More info to come via email & Facebook. If you have neither, let the board know so we can keep you up to date. The blood bank will be here quarterly in 2018.

DCC&R OF THE MONTH

ARTICLE VI: CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

6.12: Fences and Walls

All fences and walls shall be constructed of masonry, brick, wood or other material approved in writing by the Committee. No chain link or wire fencing is allowed. No fence or wall on any Lot shall extend nearer to any street than the front of the residence thereon. Except as otherwise specifically approved by the Committee, all street-side side-yard fencing on corner Lots shall be set no closer to the abutting side street than the property line of such Lot. No portion of any fence shall exceed six (6) feet in height. Any fence or portion thereof that faces a public street shall be constructed so that all structural members and, unless Declarant determines otherwise, support posts will be on the side of the fence away from the street and not visible from any public right-of-way.

UPCOMING EVENTS

- Garage Sale: **March 31st**
- Community Dumpsters: **April 7th**
- BBQ Contest & Pool Opening Party: **April 14th**

CITY-WIDE EVENTS

What's going on around town?

Vist *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.



HOW TO NOMINATE SOMEONE FOR YARD OF THE MONTH

Waterleaf homeowners are invited to participate in the selection of the **Yard of the Month** contest by nominating yards to be selected for judging.

Homeowners can complete the nomination form found at WaterleafFalls.com/yard-of-the-month or send an email to WaterleafYardoftheMonth@gmail.com. The YoM Committee will then visit the homes that were nominated and choose the top four yards from those nominations. If, however, the committee does not receive any nominations, they will choose the winner(s) by driving the entire neighborhood as they have done in the past.

YARD OF THE MONTH RULES

- Each home can win "Yard of the Month" once annually.
- Monthly winners are chosen January to December.
- July 4th, Halloween and Christmas are "holiday" contests. They are separate from yard of the month winners, though a home can only win 1st place once yearly (a home could come in 2nd three times in a year.) Example, one home could win one "yard of the month" and one "holiday" contest in a calendar year.
- Yard of the Month winner: \$50
- Holiday Contest winner: 1st - \$100, 2nd - \$50, 3rd - \$25
- Prizes are awarded by Jim Smitherman of Goodwin Management.
- Homes must be in good standing with HOA Dues; this will be confirmed by the Property Manager.
- Waterleaf homeowners can submit their nominations by completing the online form or by e-mailing WaterleafYardoftheMonth@gmail.com.
- The committee will choose the winners from the homes that are nominated.
- All nominations are due by the first Friday of each month.
- The winners will be sent to the Property Manager who will then check for compliance.
- Once winners are confirmed, they will be emailed to the Newsletter Committee. The winner and runner-ups will be included in the next month's newsletter.

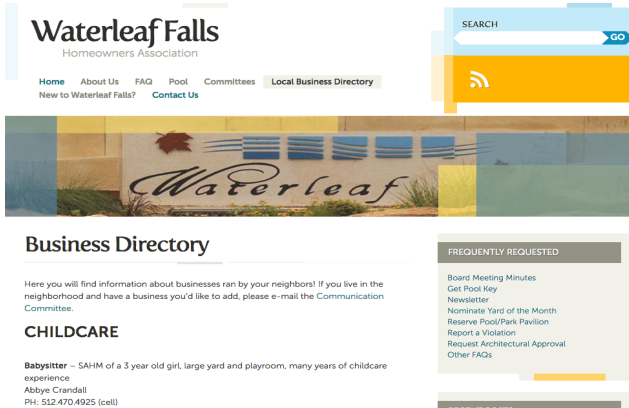
DEC/JAN YARD OF THE MONTH

Congratulations to 136 Pauline

2ND PLACE: 100 Matthews
3RD PLACE: 580 Gina



WATERLEAF FALLS BUSINESS DIRECTORY



Do you provide a service or product you'd love to share with your neighbors? Get added to our community Business Directory!

In the directory, you will find information about businesses ran by your neighbors. If you live in the neighborhood and have a business you'd like to add, please e-mail the Communication Committee at WaterleafCommunication@gmail.com. Visit the directory at waterleaffalls.com/business-directory to support your neighbors!

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

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!

NOVEMBER FINANCIALS

2017 Financial Recap

In 2017, we ended the year with a little over \$532,000 amongst our accounts. The reserve study concluded that we should have at least \$478,000 on hand by the end of 2017.



We are thrilled with this year end amount as we utilized a large amount of funds this year on capital improvements! Our balance includes the purchase of all the new park amenities that are being installed as you read this!

The board will continue to work towards maintaining a balanced budget and staying ahead of our reserve needs while bringing forth the services our community deserves.

Thank you for a great year!

POOL & PAVILION



Great news! Goodwin Management worked tirelessly in December for us so we did not have to purge our pool key system!

Your pool key card should still be active if your account is in good order. If you experience difficulty with your card or if you have never had one, there will be a form for you to fill out on both the Goodwin Management site under your log in and on the WaterleafFalls.com site under the pool tab.

As always, please email the board with any questions or concerns: WaterleafBoard@gmail.com.

THE NEXT HOA MEETING

THURS., FEB. 1, 2018 | 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:



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