

SCAAC Meeting Agenda

May 10th, 2025

Call to order (5 min)

Attendance (in-person at Progress Coffee): **Bill, John, Don, Kelly, Dan**

Attendance (Zoom): **none**

Notified not available: **Doug, Tammi, Terry, Richard, Stephanie, Ryan, Rene, Nyssa, Angie, Steve**

Neighborhood updates (40 min)

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (Kelly Ekwurzel) **KE: dog park ramp not ADA compliant, pocket park playground, mowing around sidewalk at knuckle of Pond View Pass**

Azalea (Miklos Gaal)

Magnolia (**open**)

Rosewood (Deborah Bengé)

Creekview (John Elwell) **JE: dead tree behind 150 Esperanza, sidewalk, question @ Inkberry Pond townhomes**

Greenfield (**open**)

Prairie View (Doug Stoyko)

Sun Valley (Richard Galvan, Dan Butler) **DB: landscape & bench on Natchez along Sunfield Parkway Pond**

Lake View (**open**)

Primrose (**open**)

Greenway (Rene Garcia, Terry Acie Jr.)

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **BK: view exiting WR onto Sunfield Pkwy**

TC: landscape maintenance, bushes blocking view exiting from Beachnut to Sunfield Parkway, WR entrance on CDS replacement landscape ie; knock out roses, midges and pond maintenance.

Garden Brook (Clayton Knippa)

Cobblestone (**open**)

Model Homes P3:S5 (Don Osborne) **DO: lawns filled with weeds, lawn mowing**

Autumn Sage (Lalit Tewari)

Highlands (Ryan Sapp) **RS: neglected yards (mow & bill?), landscape mowing by SunGrow, parking, fence stain**

Northaven (Zach Schaphorst)

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (**open**)

Lakeridge (Melody Caluori Cipriano, Ana Nyssa Bacia, Angie Bookout) **NB: stop signs replaced, CDS marking**
A suggestion was made that existing representatives could adopt open neighborhoods to help them have a voice.

Subcommittee updates (60 min / note Chair in **bold**)

1) Infrastructure (**John**, Richard, Bill, Lalit, Michael) **Sunfield PM on leave until mid May**

Lighting - **bid for entry column from Beckett - need approval**

Silver Pole (PEC)

Sunfield Parkway (north) **waiting on PEC**

531 Sugar Cane **waiting on update from PM / PEC**

Promenade & Persa Dr. - **power has been under street and lights will be live week of 5/19**

FM 2001 (Sunbright to Satterwhite) **TXDOT maintenance has listed for evaluation and repair**

Black Pole (SCA)

Sunbright entrance to Sunfield – **Beckett investigated this area and all options of getting power. It seems the only logical and less expensive route would be running a line under the street across Sunbright blvd to the light pole at the exit side of Sunbright to the entrance side of Sunbright.**

Caitlin has not received proposal for this but they are working on this to get back to her asap

Main Street (east) **waiting on update from PM / energizing by PEC**

Fencing - Common Area Fence Stain – **main roads first (CDS done), homeowner segments, sewer easement last**

Campo Del Sol (Sunfield Parkway to Main Street) – **done**

Neighborhood Segments – **individual segments throughout community still in process**

Sewer Easement – pending

Sidewalks - submit work orders, list of broken or severely cracked walkway being compiled for replacement

Roadways - no active issues, request to level manhole on Inkberry

Signs - missing stop signs replaced

Street Markings -

Fire Hydrant Curb Painting - continuing as porters are available

Lazy River Loading Zone red curb painting - completed

Miscellaneous -

Inkberry Pond signs needed (“Residents Only” & “Catch & Release”) have been requested from marketing

2) Landscaping (John, Richard, Bill, Lalit, Michael)

2025 Budget Approval: still pending

Landscaping - for issue in new areas create a work order.

Landscape Replacement Plan - budget for spring replacement approved / fall replacement budget pending

Landscape Maintenance Map - updated maintenance schedule map to be provided once contract is finalized

New Landscape - request for native plants including Copper Canyon Daisies. Proposed native plant installation for replacement of lost plant material in Sunfield Parkway median walkway.

3) Amenities (open, John, Richard, Don)

Lakeside Amenity Center: Lazy River / Splash Pad / Playground / Picnic Pavilions - riverflow motors have been installed and tested, VFD controllers to be installed the week of 5/5, water for restrooms pending installation of meter by Goforth, splash pad surface to be poured 5/20, interior picnic table received and to be installed week of 5/5, exterior personal pavilion picnic tables still pending, playground complete and open. May 15th is planned turnover by contractors to SCA. Biweekly staff meeting with pool monitors.

Sunfield Lazy River Amenity Center: Lazy River / Reunion Pavilion / Playground (proposed) - riverflow pump repairs - pump #8 done, pumps #1 & #10 week of 5/5, pumps #5 & #12 still pending. Flow channel leaks to be repaired in off season pending budget approval. Grills to be scraped and repainted by porters. Handicap lift covers to be replaced.

Sunbright Amenity Center: Lap Pool / Splash Pad / Playground / Pavilion / Dog Park - pool & splash pad deck surface patch and refinish bid by Capitol Concrete has been received, refresh and repair of splash pad fixtures in budget request for off season. Handicap lift cover replaced. Freshen-up of bathrooms, furniture, picnic tables done by porters. Grills to be scraped and repainted. Playground fixtures refreshed and tightened. Dog Park re-mulch pending budget approval. Request to redo entrance pad to dog park for handicap accessibility.

Neighborhood Playgrounds: staff to conduct monthly inspection of community common areas including playgrounds, benches, signs, and trash cans.

Ponds: Sunfield Parkway Pond, Inkberry Pond, Sunfield Lake - aeration installation and maintenance contract in process after bid application exception granted by TCEQ. Request for addition of aeration to the upper basin of the Sunfield Parkway Pond. Sunfield Parkway Pond Natchez landscape and bench pending approval of '25 budget. Inkberry Pond signs requested from Sunfield marketing department (Sunfield Residents Only, No Swimming, No Watercraft, Catch & Release Fishing Only).

Walking Trails: installation of connecting walkway to Lakeside Amenity Center from Model Home, Autumn Sage, and Lakeridge Neighborhoods is in process. Sidewalk and bridge crossing Sunfield Gulley from Leadtree Loop to Esperanza Drive scheduled to start week of 5/19.

Monthly one on one meeting meeting with General Manager for all staff members. Caitlin to generate and share a staff chart with responsibilities and schedule for each staff position.

4) Government Relations: Hays County, Hays CISD, Buda City (Doug, Miklos, Rene, Zach, Terry, Dan)

Main Street Extension - Turnersville Road - Satterwhite Road -

MUD 1/2/3/4 - #1 Bond Issue, #3 director replacement, #4 Master contract for pond aeration and maintenance, #4 lift station status, #4 Phase 6 progress

Hays County - Parking regulations

Hays CISD -

Sunfield Elementary School - pending work on walking plan

New High School - bond passed for high school planned for northeast area of Sunfield.

CAMPO - none currently

TXDOT - Parking regulations

Buda - none currently

5) Rules & Regulations (Dan, Terry, Ana, Angie, Ryan)

Lawn Care / Landscaping - numerous requests for specific enforcement - suggestion for education for property owners on how to best tackle problem yards with a violation credit for attending a landscape workshop on lawn needs like water, nutrients, and mowing along with kinds of landscape weeds and options for treating them. Also possibly a workshop on yard pests like fire ants, wasps, bunnies, snakes, mosquitoes, midges, etc.

Parking / Trailers - work to identify regulations and enforcement responsibilities per State, Hays County, and Sunfield Community Association By Laws

Rental Properties / Airbnb Properties - long term rental must be registered, short term rental strictly prohibited

Trash & Recycling Containers - out of public view except designated trash day.

Lighting - restricted to white except for designated holiday period per community charter.

Awnings / Patios - see bylaws and design guidelines for restrictions.

6) Activities / Neighborhoods / Welcome (**Rene**, Tammi, Lalit)

May Event / Activity Calendar from Casey -

Resident Suggestions -

New Business / Other Business (10 min)

Sunfield MUD #2 development plans and updated Sunfield Community map

Strategic Plans (0 min)

Sunfield Community Association Board Seat - **Tabled**

Sunfield Community Association Advisory Committee Charter - **Tabled**

Closing comments and adjourn (5 min)