

# SCAAC Meeting Agenda

June 14th, 2025

## Call to order (5 min)

Attendance (in-person at Progress Coffee): John, Don, Dan, Bill, Tom, Joey, Taylor

Attendance (Zoom): Rene, Steve

Notified not available: Kelly, Doug, Stephanie, Tammi, Ryan, Angie, Richard

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

Community Inspections - Emily has begun inspecting the community and identified sidewalks needing repair, landscape issues identified, Main St. Pond bridge repairs including paint and board replacement, identified capstones needing to be replaced on light columns and bridge structures, also bench bolts to be tightened. Tracking process for repair and routine maintenance job completion is in development. Bill & Taylor to discuss a Sunfield Connect Resident Portal Service Request monthly report w/ Caitlin.

### 1) Infrastructure (John, Richard, Bill, Lalit, Michael)

#### Lighting -

Silver Pole (PEC)

Sunfield Parkway (north) - when will lighting be energized?

531 Sugar Cane - PEC response?

FM 2001 (Sunbright to Satterwhite) - TXDOT completed.

Black Pole (SCA)

Main Street (east) - pending installation of meters

Firecracker Dr. - lights out by warehouses has been reported to Mike (project manager) to see how he would like to proceed with repair.

#### Fencing - Common Area Fence Repair & Stain –

Replaced Fencing – The ones that were on the fence project are completed. All that were in an alleyway, pocket park or playground have been replaced and stained. They are now working on the fences that needed just staining and some main road fencing.

Sewer Easement Fencing – The repairs have been completed, stain completion is pending.

#### Sidewalks -

Community Walkways - Lakeside walkway nearing completion. Gulley bridge & walkway in process.

Esperanza sidewalk - request for sidewalk adjacent to gulley connecting existing curb cuts.

SE corner of Campo Del Sol & Sugarcane Nth - remove slab & install sidewalk around corner

#### Roadways - Main Street (Sunfield Parkway to Turnersville Rd.) - sent to Mike for update.

Phase 6 Development Status – Sent to Mike for update.

#### Signs - Roadways - requested 4-Way stop at Sugarcane N & Campo Del Sol intersection

Inkberry Pond - “Residents Only” & “Catch & Release” signs requested from Developer marketing dept.

#### Street Markings -

No Parking / Loading Zone - by the lazy river, this has been completed.

Fire Hydrant Curb Painting - some areas in phase 1 and 2 done and will pick back up in the fall to start painting the curbs inside of the neighborhoods.

Campo Del Sol & Sugarcane Turn Arrow - sent to developer, check with Mike on status

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

#### Landscaping Issues -

Cherrystone Loop - hydro-mulch seeding plan? – this is on a bi-weekly mowing schedule behind the homes of 3.5. past that is quarterly schedule.

Highlands / Northaven Gulley (below mail center) - hydro-mulch seeding plan? – this is on a weekly mowing schedule up to the end of the homes of 4.1 and to the sidewalk at 4.2. Past that, Behind homes (6ft) is on a bi weekly schedule and past that is mowed quarterly.

Sunfield Parkway (Inkberry to Main St.) - landscaping schedule – Behind the homes of 3.2 are cut biweekly but landscape install off main roads are pending ETA (gas line to be installed).

Perimeter Buffer Zone - clean-up behind Lake View, Sun Valley, Model Home, Autumn Sage neighborhoods – June round is scheduled for week of 6/16, weather permitting. Clean-up, weed control, and mowing under LCRA and PEC easements – This is pending clarification on area responsibility.

## Landscape Replacement Plan -

### Spring replacement plan – Completed

- Pocket park in 3.4, replaced missing trees
- Behind US flag on Sunfield Parkway – replaced crepe myrtles
- Off Sunfield Parkway behind 3.5 – replaced tree, installed new bushes in area that had dead landscape removed from freeze.
- Primrose stone head, filled in area from dead landscape with driftrose and muhly grass
- Off Campo Del Sol, replaced damaged crepe myrtles

### Fall replacement plan - Caitlin does not have a layout on this yet.

Landscape Maintenance Map - aligned to updated contract: [Sunfield Landscape Maintenance Schedule Map](#)

New Landscape - Native Plant Walkway preliminary plan in development.

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

### Lakeside Amenity Center: Lazy River / Splash Pad / Playground / Picnic Pavilions -

Lazy River - system operation - all mechanicals are installed and operational

Splash Pad - system operation - cycle activation button replacement on order - bypass timer implemented

Pavilions (fixtures & furniture) - status - all completed and installed

Bathrooms - fixture operation - all functional and tested

Playground - completed and opened

Individual Picnic Pavilions - tables assembled and installed

### Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion / Playground (proposed) -

Lazy River - leak & resurfacing plan with budget approval will be done in off-season, status of circulation pumps #1, #5, #8, #10, #12 at the Lazy River: #10 is completed! #8 is pending diffuser install but the manufacturer wants to do all of the motors at one time as they come down from Dallas. We need to replace a part for #1, #5 and #12 and to do that we needed to remove the motor within the ground. They were able to remove #1 and get the measurements to replace the part needed. Commercial Swim is assisting to remove #12 and #5 this week. Once they are removed and Tim measures the parts needed for #12 and #5, the manufacturer will place the order for Tim to complete the repairs and the manufacturer will come down to do the start up to get all of them back up and running. It takes a few days to get the parts in so I am hoping to get this completed by the end of next week or two.

Pavilions (fixtures & furniture) - grills, water fountains, lifts & covers, trash cans, showers, furniture, etc. grills cleaned and scraped but Caitlin will check need to check on status of repainting.

Bathrooms - urinals, toilets, toilet paper disp., stall door locks, sinks, mirrors, soap dispensers, paper towel disp. working on a google sheet system to document routine maintenance status and track completion.

Reunion Pavilion - signs, picnic tables, trash cans

Reunion Playground - continue to seek budget

### Sunbright Amenity Center: Lap Pool / Splash Pad / Playground / Pavilions / Dog Park -

Jr. Olympic Pool - deck surface - proposal received from contractor, also looking for possible temp. fix.

Splash Pad - resurface & fixture repairs in revised budget, with budget approval will be done in off season

Bathrooms - urinals, toilets, toilet paper disp., stall door locks, sinks, mirrors, soap disp., paper towel disp. working on a google sheet system to document routine maintenance status and track completion.

Pavilion (fixtures & furniture) - picnic tables, grills, trash cans, lighting

grills cleaned and scraped but Caitlin will check need to check on status of repainting.

Playground - repair status - waiting on parts to complete repairs

Dog Park - handicap access was adjusted, mulch is in the budget so once the budget is approved, it will get scheduled right away.

## Neighborhood Playgrounds:

Summer Trail - sharp protrusion (no info or image received from Kelly), to be checked regularly by Emily

Azalea - to be checked regularly by Emily

Greenway - to be checked regularly by Emily

## Ponds: Sunfield Parkway Pond, Inkberry Pond, Sunfield Lake -

Main Street Pond - status is good

Sunbright Ponds - status is good

Sunfield Parkway Ponds - aeration pending contractor schedule & possible addition of upper pond aeration, landscaping & park bench along Natchez proposal from SunGrow received and will begin once 2025 budget is approved.

Inkberry Pond - aeration pending contractor schedule

Sunfield resident only signs, no swimming - fishing catch & release only signs requested from developer marketing department.

Sunfield Lake - status is good

Pond Map & Maintenance Plan - SMUD contract in process, update informational community pond map

Walking Trails - master community map to be sent to marketing for updating with new and missing segments.  
Lakeside Walkways - Sunfield Parkway Pond (MH), Lazy River Amenity (AS), Lakeside Amenity (LR) - almost completed and then backfill and hydro much will begin.  
Gulley Walkway - Creekview (Esperanza Dr.) to Garden Brook (Leadtree Loop) - installation in process  
Native Plant Walkway - Proposal for Sunfield Parkway landscape replacement - Caitlin to discuss w/Mike.

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

Hays County - Main St. & Firecracker intersection, Satterwhite Rd., S Turnersville Rd. - need to organize meeting  
Travis County - Turnersville Road (U.S. Foods), Main St. Extension, N Turnersville Rd. - need to organize meeting  
City of Buda - Overpass Road left turn lane - contact Angela Kennedy  
City of Austin -  
TXDOT / CAMPO - FM2001 lights - email Willy for status update and copy Caitlin  
Sunfield MUD Meetings  
#1 - Pond maintenance & aeration, BTR & self-storage  
#2 - Status - development plan  
#3 - P6 development, Inkberry Pond maintenance & aeration, Townhome development  
#4 - P5:5-9 Status, P6 development, Lift Station  
Hays CISD - New High School - bond approved, plan to open for Fall 2029  
Sunfield Elementary School - pedestrian bridge, need team to work on walking plan

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

Monthly highlight of R&R with information on violations -  
June communication to community and report of May violations  
Landscape Violation Issues - Alice continues diligently reviewing community and sending notices  
Rental Properties - Alice continues diligently reviewing sources and sending notices  
Airbnb Violations - Alice continues diligently reviewing sources and sending notices  
Parking / Trailers - working to set up meeting with Hays Co Sheriff, FSR, SMUD, SCAAC  
ARC Review- Caitlin open to work with board on tiered approach to ARC Review fee. Perhaps a three tiered system with large projects having the highest fee, smaller projects with a modest fee, and landscape projects using pre-approved plant material with no physical construction having no fee.

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

June Event / Activity Calendar from Casey -  
Independence Day Golf Cart Parade - due to the growing size of the Sunfield Community, future community parades will be held on main roadways with the route designed for residents to come to common areas of the parade route and watch from there rather than the parade snaking through the numerous neighborhoods.  
Date for the Independence Day Golf Cart Parade is July 4th, with time and route still to be communicated.  
Resident Suggestions -

## Neighborhood updates 18/28 Neighborhoods (40 min)

Ashbury (Michael Morales, Steve Sogar) MM: Sunbright pond use - catch & release - loose dogs while fishing.  
Summer Trail (Kelly Ekwurzel)  
Azalea (Miklos Gaal)  
Magnolia (*open*)  
Rosewood (Deborah Bengé)  
Creekview (John Elwell)  
Greenfield (*open*)  
Prairie View (Doug Stoyko)  
Sun Valley (Richard Galvan, Dan Butler)  
Lake View (*open*)  
Primrose (*open*)  
Greenway (Rene Garcia, Terry Acie Jr.) RG: broken down car, work truck, parking, fence stain on Main Street  
Whisper Ridge (Tammi Claycamp, Bill Kennedy) overgrown weeds on Sunfield Parkway, landscape blocking traffic view  
Garden Brook (Clayton Knippa)  
Cobblestone (*?Madi Laboy*)  
Model Homes P3:S5 (Don Osborne, Tom Storms) DO: parking in general, TS: parking by Sunfield Parkway Pond to fish  
Autumn Sage (Lalit Tewari, Joey Owmbly) JO: propane grill by workers in LCRA easement, sightline of LCRA easement.  
Highlands (Ryan Sapp) RS: parking, yard maintenance, common area maintenance per schedule  
Northaven (Zach Schaphorst, Taylor James Lang)

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (*open*)

Lakeridge (Melody Caluori Cipriano, Nyssa Bacia, Angie Bookout) NB: pothole on CDS @ Satsuma reported to HTD  
AB: crosswalks across Sugarcane to Lakeside Amenity, pedestrian crossing signs or 4-Way stop, mail center traffic arrows, parking

Rivers Edge (*open*)

Meadows (*open*)

Vista Hills (*open*)

Benbrook (*open*)

Cedar Elm (*open*)

## New Business / Other Business (10 min)

[Sunfield Info & Quick Reference Guide 2025](#)

[Sunfield Neighborhoods Map 2025](#)

[Sunfield Items Follow-Up for Developer](#)

## Strategic Plans (0 min)

Sunfield Community Association Board Seat - **Tabled**

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

## Closing comments and adjourn (5 min)