

From: [REDACTED]
Subject: Re: Sunfield Items - Follow Up
Date: May 23, 2025 at 11:29 PM
To: [REDACTED]
Cc: [REDACTED]



Josh,
See updated notes with images below.

Sincerely,
Dan

Dan Butler
Chairman
Sunfield Community Association Advisory Committee
hugh.butler@ymail.com

On May 21, 2025, at 8:09PM, Dan Butler <hugh.butler@ymail.com> wrote:

Josh,
Thank you for your time Tuesday afternoon to tour the community and discuss key Sunfield items. Below is a brief recap for your records. I'll add images later this week and resend.

- Gully Walking Bridge

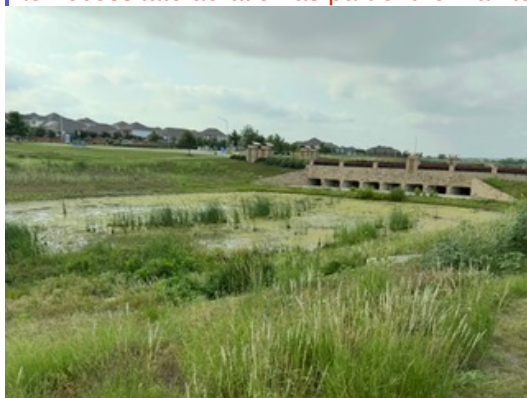
Thank you for pointing out the survey marking stakes and confirming the bridge has been ordered. The sidewalk installation has now actually begun. I'd also appreciate it if you would please share your experience and any insight you have regarding "Walking School Bus". Please note the possible need for sidewalk to be added to the cut-through between Leadtree Loop and Leadtree Loop.





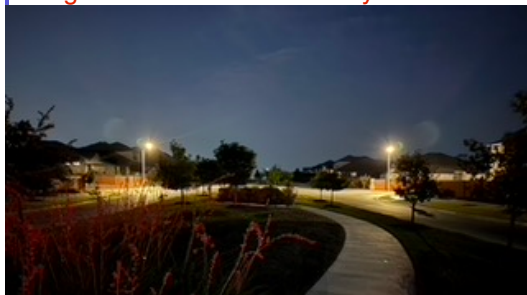
- Sunfield Pond Aeration Contract

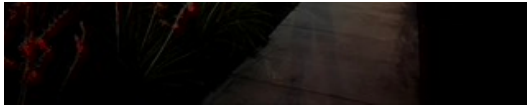
I would appreciate relooking at the design for aeration of Sunfield Parkway Pond and including some aeration in the north pond. Perhaps an air feeder tube can be run up through the balancing pipe which connects the two bodies of water. As we discussed, it looks like there will be sufficient water maintained in the north pond to necessitate aeration as part of the maintenance.



- Promenade & Persia Lighting

I'm glad to hear this has finally been addressed.





- CDS & Sugar Cane Nth

Sidewalk segment which needs to be removed and connection bridging the two sidewalks.



4-Way Stop - this has been requested to support the crosswalk which has been striped across CDS but is unfortunately ignored by many motorists. This intersection will also be used by students walking to school to cross CDS from the south eastern portion of the community.



- CDS & Sugar Cane Sth

Street markings are needed for the southbound lanes of CDS at the southern intersection with Sugar Cane. The right lane would be good as a right turn only indicated by a roadway arrow and the left lane have markings for straight and left turn. This will align traffic with the roadway immediately across Sugar Cane.





- Lakeside Amenity Center and Lake Access

The new facility looks fantastic and many in the community look forward to the opening. The varying aspects of the new Lazy River, Splash Pad, Playground, and Picnic Pavilions from the existing facilities further enhance the overall variety of amenities and bolster the appeal of the community.

It would be nice to have an informal trail (mowed pathway) from the Lakeside Amenity to the lake edge with some sort of porous tiered area stepping down to allow for varying water level but designed so anybody coming to the lake edge won't have to be standing in mud. I realize this is not considered an amenity at the same level as the other maintained ponds, but limited access and use tied to the Lakeside Amenity Center would be nice. It is apparent there is limited area to mow a trail to an area of the lake sufficiently deep for fishing.



ADDED - Lakeside Amenity Walkway

The walkway construction is progressing fairly well (unfortunately not in time for initial LAC opening) and it will be great for residents to use to walk to the Lakeside Amenity Center rather than drive since there is limited parking available at the center. Please be aware the wide walkway may be attractive to those with golf carts as a quick way to get to the new amenity. When the walkway is completed it will be good to promote walking to the Lakeside Amenity and it might be prudent to address the desire to use golf carts and if doing so will be allowed or NOT.

Please note in the images the addition of the sidewalk from the apex of

Cherrystone Loop to the Lakeside Walkway as well as several sections of sidewalk which will need to be replaced,.





ADDED - Inkberry & Pepperbark Manhole

The manhole stack and roadway need to be leveled to permanently align with each other and not simply be patched as appears to have been done in the past.





- Main Street Landscaping

The slash piles need to be removed and as discussed the weeds adjacent to the sidewalk along the Inkberry pond need to be cut down even if this area is not planned to be maintained until the townhomes are built.





- Main Street & Sunfield Parkway Lighting

You mentioned that the only thing holding up illuminating black pole lighting was the need to have meters installed. Please confirm the timeline for this to be completed. Regarding the silver pole lighting, there is a head missing at the corner of Main and AU field Parkway. In addition to that being repaired, is anything else holding up getting these light energized?



ADDED - Sunfield Parkway Landscape and Commercial Vehicle Parking.

The growth along Sunfield Parkway adjacent to the Inkberry Pond needs to be kept cut down until it is actually landscaped and added to the maintenance plan. Also included in the photos is a commercial vehicle parked on the roadway. This vehicle is almost a permanent fixture there. As we discussed there needs to be a collective review of State parking statutes, Hays County Ordinances, and Sunfield Community Charter restrictions on public roadways. Determine specifically what can be enforced by whom and then do so.





- Native Plant walkway (walk the proposed walkway).

We (Ron & I) will identify the existing plant material and provide some suggestions for various height native plant material. We will also provide identification signage suggestions and an example of the landing site which would be linked to QR codes on the signage. Please confirm there will be budget available for the planting of native plant material in this area.

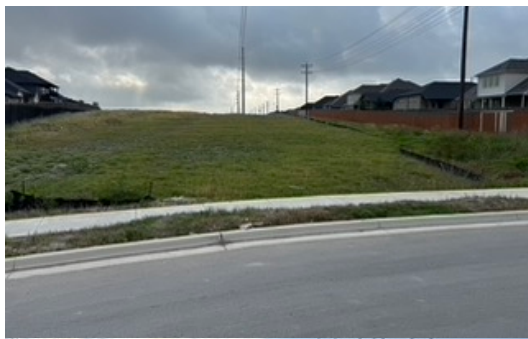
Note; it would be good for all the plants in Sunfield common area landscaping to be included on the approved plant list not requiring ARC review to be planted. One thing I failed to mention as we were together is the increased fee for ARC review. This has caused quite a stir in the community and chatter is to just forego the ARC process and see if you get caught (which many seem to feel is unlikely). It's understandable that major projects like pools, spas, patios, and pergolas would have involved review and thus drive an elevated fee. With that said, it seems the community would benefit from smaller items actually being reviewed (and to drive that compliance) have a lower review fee for a lower tier of items.



- Community Landscape Maintenance Plan & Map

Please have the easements under the PEC overhead power lines which are adjacent to homeowner property included in the landscape maintenance contract (?quarterly).







- Fence Stain

The fence stain project is progressing and areas which have been completed look much better. There are so many areas with segments which needed to be stained, it will be necessary to do a through drive through to make sure no fence segments were missed. Going forward it is imperative as the community ages that maintenance like fence structure and staining be planned and scheduled (properly spaced out by neighborhood / perhaps 4 or so per year) rather than addressed ad-hoc which ends up being behind the curve.

- Purple Pipe System

It's great to see the purple pipe system retrofit to the older part of the community. As we discussed, communication of this type of work in advance would help the community know what is going on when all these stacks of pipes start showing up in the community. This also would be an excellent time to toot the horn about the benefit provided by the system to the community both in maintenance of landscaping as well as ecologically for the area.

- Sunfield Community Association Budget

We are basically half way into the fiscal year and still operating without an approved budget. Please help me understand why this is and how it could possibly be considered acceptable.

- Sunfield Parkway Amenity Center

Not being sure what the budget issue is, so putting that aside, it is very disappointing the Lazy River leak and inoperable flow pumps were not repaired in the off season. It is also disappointing the facility will be operated leaking for the entire '25 season. It is imperative the budget includes this repair to be initiated immediately at the close of the '25 season.

- Sunbright Amenity Center

As we reviewed, the condition of the deck surface for the entire water amenity is disappointing since it was resurfaced not long ago. In addition the splash pad fixtures and surface have been neglected for far too long. As you witnessed paint is faded, the surface has numerous irregularities, and as discussed the interactive

aspect of the valves are all inoperable and it would be good to either repair them or remove that aspect of the features. This has been requested for several seasons and like repairs to the Lazy River, it is imperative the '25 budget include these repairs to commence at the conclusion of the '25 pool season.



Please let me know if you would like the original high resolution version of any images.