

# SCAAC Meeting Agenda

July 12th, 2025

## Call to order (5 min)

Attendance (in-person at Progress Coffee): **Bill, Don, John, Richard, Steve, Dan, Clay, Joey, Taylor**

Attendance (Zoom): **Rene, Doug, Nyssa**

Notified not available: **Miklos, Kelly, Angie, Tammi, Tom, Zach, Ryan,**

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

Ashbury (Michael Morales, Steve Sogar) **SG: parking**

Summer Trail (Kelly Ekwurzel)

Azalea (Miklos Gaal)

Magnolia (**open**)

Rosewood (Deborah Bengé)

Creekview (John Elwell) **JE: change in format for meeting w/ Caitlin**

Greenfield (**open**)

Prairie View (Doug Stoyko) **DS: nothing new**

Sun Valley (Richard Galvan, Dan Butler) **RG: Natchez benches, native plant landscape, stains by TDS, parking.**

Lake View (**open**)

Primrose (**open**)

Greenway (Rene Garcia) **RG: auto theft, parking.**

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **BK: ent. plant color added / Sunfield Pkwy trim, Main St. trim.**

Garden Brook (Clayton Knippa) **CK: nothing new**

Cobblestone (**Madi Laboy**)

Model Homes P3:S5 (Don Osborne, **Tom Storms**) **DO: parking**

Autumn Sage (Lalit Tewari, **Joey Owmbly**) **JO: nothing at this time**

Highlands (Ryan Sapp) **RS: Main Street landscape, parking, Inkberry manhole, fence stain, community mowing**

Northaven (Zach Schaphorst, **Taylor James Lang**) **TL: parking**

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (**open**)

Lakeridge (Melody Caluori Cipriano, Nyssa Bacia, Angie Bookout) **NB: parking @ Lakeside Amenity, crosswalks**

Rivers Edge (**open**)

Meadows (**open**)

Vista Hills (**open**)

Benbrook (**open**)

Cedar Elm (**open**)

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

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

### Community Lighting:

Silver Pole (PEC)

Sunfield Parkway (new lighting) - **when will lighting be energized? pending gas line install**

531 Sugar Cane - **PEC response?**

Black Pole (SCA)

Main Street (east) - **pending meter install**

Firecracker Dr. - **lights out by warehouses, missing light-head, pole down at Turnersville corner**

### Community Entrances:

Sunbright - **logo lighting – need proposal for repair from contractor**

Sundown - **light fixture, column capstone – Emily is reaching out to masonry contractors to get proposals.**

Main St. & FC - **column capstone, retaining wall capstone– Emily reached out to contractors for proposals.**

Sunfield Parkway - **what Sunfield identification will be installed – this is with the developer**

Grayleaf Road - **what Sunfield identification will be installed - this is with the developer**

## Community Bridges:

Sunfield Pkwy - lighting fixture, retaining wall capstones

## Community Roadways:

Pepperbark Loop - storm sewer manhole surround sunk (MUD 3) - temporary patch, perm. resolution pend.  
Sunbright Blvd - crosswalk at Moonwalker / FM2001 to Campo Del Sol resurface plan (Hays county)  
Campo Del Sol - directional arrows at Sugarcane / Main St to Sunbright resurface plan (Hays county)  
Campo Del Sol & Sugarcane Traffic Arrows - communicated to contractor for installation.  
Sunfield Pkwy - crosswalk at Lazy River parking / Sunwheat to roundabout resurface plan (Hays county)  
Promenade Pkwy - crosswalk at mid Lazy River parking  
Sugarcane W & E Mail Centers Traffic Arrows - communicated to contractor for installation.  
Sugarcane Rd (south) - crosswalks to Lakeside Amenity - communicated to contractor for installation.  
Sugarcane Rd (north) - stop signs or pedestrian crossing signs at Campo Del Sol crosswalk - communicated to contractor for installation.  
Fire Hydrants - continuing red curb painting

## Community Mail Centers:

Sugar Cane Rd West - entrance directional arrows - communicated to contractor for installation.  
Sugar Cane Rd East - entrance directional arrows - communicated to contractor for installation.

## Community Fencing - Common Area Fence Stain Status -

Sewer Easement Fence Stain - this has been paused due to weather but they still have some residential fences to stain first before they stain the sewer easement.

## Community Walkways:

Projects -  
Model Home - Autumn Sage - Lakeridge Neighborhood connector walkway – The project manager is communicating with landscapers to backfill along the sidewalk area, hydro-mulch, and debris cleaning.  
Esperanza - Leadtree Loop Gulley connector walkway & bridge - backfill & hydro-mulch  
Resident Request -  
SE corner of Campo Del Sol & Sugarcane Nth - installed  
Perimeter walkway by northwest Sunbright pond lifting  
Request for sidewalk adjacent to Esperanza along gulley between CDS & Sunfield Pkwy

## Community Signs: Emily has reviewed the community for needed sign updates, replacements, and additions.

Inkberry Pond - “Residents Only”, “No Swimming or Boating” & “Catch & Release” signs  
Street Signs - blue indicates MUD responsibility, green indicates county responsibility

## Community Development:

Phase 6 Status - utility construction is underway  
BFR / Self-Storage Status - no update  
Inkberry Townhomes Status - there is no activity update on this as of today.

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

### Installation Projects (new & overlooked):

Sunfield Parkway (Inkberry to Main St.) - plan & schedule - Mike is coordinating with landscape construction team  
Main St. (water tower to Sunfield Parkway) - plan & schedule - Mike coordinating with landscape construction team  
Cherrystone Loop - hydro-mulch schedule  
Highlands / Northaven Gulley - South (below mail center): Completed  
Natchez Dr - landscape along pond and cut-through to Sunfield Parkway, add bench - some of this landscape should be starting in the fall.

### Repair & Maintenance Projects:

Spring Replacement Plan -  
Fall Replacement Plan - proposal for Native Plant Walkway on Sunfield Parkway  
Perimeter Buffer Zone - clean-up behind Lake View, Sun Valley, Model Home, Autumn Sage, and Lakeridge neighborhoods - Caitlin to review with SunGrow and confirm completion  
LCRA Easement - clean-up & mow, LCRA lease agreement w/ MUD to be reviewed  
PEC Easement - clean-up & mow, PEC lease agreement w/ MUD to be reviewed  
Sewer Easements - weed control  
Map / drawing of original landscape plan - Sunbright Blvd. / Sunfield Pkwy / Campo Del Sol Pkwy

### Resident Requests:

Whisper Ridge Baton Rouge entrance missing plants which provided color. - completed  
Whisper Ridge Beechnut entrance driver impaired vision in Sunfield Pkwy median - SunGrow to trim up.

Landscape Maintenance Schedule Map: version – Updated June 2025 to include Lakeside walkway and portions of power easements.

Landscaping Issues - mulch rings around trees needs to be inspected and properly contoured.

Purple Pipe Irrigation Retrofit - installation of primary service pipes continues in early phases of Sunfield. Once completed, irrigation will switch over to reclaimed water.

3) Amenities (open, John, Richard, Don). Note: Landmark Aquatics has acquired Commercial Swim, transition is in progress.

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

Pool deck repairs out for bid, Splash Pad resurfacing and fixture repairs approved in 2025 budget and to be performed after the season ends in October. Pavilion gate having swing direction changed to swing out and exit push-bar installed, eliminating button on column. Grills have been repainted. Playground remaining repair parts shipped week of 7/7. Dog Park re-mulch completed. Multi-purpose field markings under consideration.

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

Budget approved for leak to be repaired and surface patching in off season. Flow pump #8 is now operational. Landmark was to remove pumps #1 & #5 and measure for parts fit week of 7/6 and forward info to RiverFlow. Pumps #10 & #12 previously removed and measured for parts fit. Once all part fit has been verified, RiverFlow will come from Dallas to Install all four pump systems. Graffiti on Reunion Pavilion fixtures being removed weekly. Caitlin to review camera images and if possible identify perpetrator(s). Note to be sent out reminding parents to be diligent in monitoring their children's actions within the community.

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

Portions of deck heaving (noted on final punch list), Splash Pad interactive feature button to be replaced week of 7/7 (completed). Caitlin looking into possible options for addition of bathroom adjacent to the splash pad. Playground walkway drainage issue being investigated for permanent solution. Additional walkway from parking area directly to playground under consideration. Individual picnic pavilions are completed with grills & picnic tables, Caitlin to promote for awareness to stimulate use.

Neighborhood Playgrounds:

No apparent issues.

Ponds: Sunfield Parkway Ponds, Inkberry Pond - aeration installation and maintenance contract between Sunfield MUDs and Volmer have been signed. Engineering final review in process and installation to begin upon final aeration layout and electrical connection confirmation. Landscape and bench on Sunfield Parkway Pond along Natchez. A Sunfield Pond map is planned to include the wet ponds (intended to always contain water) and the storm water / water quality ponds (which are dry or wet depending on amount of rain).

Walking Trails - Sunfield Community Map to be updated by Sunfield Marketing to include new walkways.

Native Plant Walkway link: [Sunfield Native Plant Walkway](#) proposal is under review by the board, management, and landscaping contractor.

Lakeside Perimeter Walkway - walk installation complete. Backfill & hydro-mulch pending (Mike).

Gully Bridge & Walkway - bridge & walk installation complete. Backfill & hydro-mulch pending (Mike).

Inkberry Pond Walkway - a walkway around Inkberry Pond is proposed in the plat for high density townhomes. Plat link: [Inkberry Townhomes Plat](#)

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

MUD 1/2/3/4 - Pond aeration & maintenance contract signed. BFR & Self-Storage no update. Inkberry Townhomes no update. Lift Station to be active early August ending the need for pump & haul. Phase 6 utilities under construction.

Hays CISD - School starts August 13th.

Sunfield Elementary School - mobile units moved in from elementary schools under renovation. May be used for adding more pre-K space (not for any existing grade level classes). Looking for resident volunteers to work on a Sunfield Elementary School walking plan... rough draft link:

[Sunfield Elementary School Walking Plan](#)

New High School - school bond approved and opening is anticipated for Fall 2029 - roadways need to be installed (Main Street) or replaced (Turnersville Road).

Hays County -

Parking - Bill Kennedy to set up meeting with Alice and Sheriff's community liaison to review state law, Hays County Sheriff's responsibility, and applicable enforceable aspects of Sunfield Community Charter. The goal is to determine who and how to enforce vehicle parking violations within the community.

CAMPO -

Main Street Extension - Turnersville Road - Satterwhite Road - new roadway construction coordinating entity does not extend into Hays County. Engage Commissioner Cohen to push for inclusion.

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

ARC - proposed consideration of a tiered ARC fee structure. Alice to work on proposal to present to the board.

Lawn Care / Landscaping - new state statute prevents fine for brown yard, it does not protect from fine for excessively tall grass, weeds, or overgrown walkways and driveways.

Parking / Trailers - meeting pending with SCA & HCSD. Purpose is to identify how to legally proceed with removal of vehicles parked in violation of state statute. Also how to identify and fine owners of vehicles illegally parked or parked in violation of enforceable Community Charter bylaws.

Rental Properties / Airbnb Properties -

Trash & Recycling Containers -

Lighting -

Awnings / Patios - **July R&R highlight email**

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

July Event / Activity Calendar from Casey -

Independence Day Golf Cart Parade feedback - **parade went well with many carts participating, new format accepted by parade participants and seemed accepted by most residents. Plans is to use this format for the Independence Day and Halloween golf card parades going forward.**

Resident Suggestions -

**New Business / Other Business** (10 min)

**Strategic Plans** (0 min)

Sunfield Community Association Board Seat - **Tabled**

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

**Closing comments and adjourn** (5 min)