

SCAAC Meeting Agenda

August 9th, 2025

Call to order (5 min)

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

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

Notified not available: **Tammi, Richard,**

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

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

Community Lighting -

Silver Pole (PEC)

Sunfield Parkway (north) - **Mike said these should be on and is getting back with PEC.**

531 Sugar Cane - **Caitlin did not receive an update from Mike on this but will provide an update once she gets the information**

Black Pole (SCA)

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

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

Getting proposals for replacement / repair from contractor.

Community Entrances -

Sunbright - **logo lighting – This involves underground repairs, getting proposal to redo electrical wiring.**

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**

Leaf 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 is pending. SMUD #3 has issued contract for 12' x 12' subsurface regrade, fill, and resurface.**

Sunbright Blvd - **crosswalk at Moonwalker / FM2001 to Campo Del Sol resurface plan (Hays county)**

Campo Del Sol - **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 communicated to contractor for installation. / Sunwheat to roundabout resurface plan (Hays county)**

Promenade Pkwy - **crosswalk at mid Lazy River parking communicated to contractor for installation.**

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.**

Community Fire Hydrants - **continuing red curb painting**

Community Fencing - Common Area Fence Stain Status -

Neighborhood Fence Stain - **there are about 10 more neighborhood fences to be completed and are scheduled to be completed week of 8/11.**

Easement Fence Stain - **between Martha and Nectar - this is schedule to be completed week of 8/11.**

Community Sidewalks -

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 Gully connector walkway & bridge - **backfill & hydro-mulch, weed treat?**

Perimeter walkway by northwest Sunbright pond lifting – **need photos sent to HOA**

Request for sidewalk adjacent to Esperanza along gully between CDS & Sunfield Pkwy – **this is a request for sidewalk along the east side of Esperanza and on the west border of the gully. Provided Caitlin image.**

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 on order.**

Inkberry and Sunfield Parkway ponds to include notice of reclaimed water.

Campo Del Sol at Sugar Cane (N) - **Stop Signs or Pedestrian Crossing Signs requested (SMUD #4)**

Street Signs - **blue indicates MUD responsibility, green indicates county responsibility**

2) Landscaping - **John** (**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, final clean-up and landscape from water tower to fence end to be next SunGrow project

Cherrystone Loop - hydro-mulch, concern if planned for behind mail kiosk on Gamble, will be for naught

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:

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 – Landscape meeting is reschedule for the 18th for updates, will provide update after meeting.

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. Electrical service to be installed at Sunfield Parkway Pond.

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

Landmark Aquatics has taken over Commercial Swim

July Inspections - Completed sign review: have @75 signs on order with S.L. Marketing and S.L.M. to install.

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

Jr. Olympic Lap Pool - deck surface patch - several bid results received, under review by board, waiting on approval.

Splash Pad - resurface and fixture repairs - plan in place, contractor notified, scheduled for 10/16

Soap issue letter to community, 24/7 surveillance has captured bubbles used in pool, re-filled & open 8/2

Proposal to add 3 grills & picnic tables to grass area.

Pavilion (fixtures & furniture) - gate lock / release repair - button removed / + door stopper / + push bar

Playground - climber “rocks” replaced

Dog Park - commented that the dog park looks amazing, kudos

Multipurpose Field (proposed) - pending proposal review and approval.

Proposal: a) level & hydro-mulch b) level, irrigate, & hydro-mulch c) level, irrigate, & sod

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

Lazy River #1 -

Leak - leak & resurfacing plan contract is approved and project will start upon closing in October

Circulation Pumps - pump #1 & #5 parts ordered, part fit test wk of 8/4, if OK then repair will be scheduled for pumps #1, 5, 10, 12

Reunion Pavilion - graffiti issue - 24/7 surveillance sign to be added

Reunion Playground - continue to seek budget - Caitlin to request proposal from PlayWell

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

Lazy River - deck heaving is on punch list - warranty repair

Splash Pad - issue w/ horizontal bar on stairs, investigate and possibly change from clear to solid color

Bathrooms - Caitlin investigating w/ contractor possibility of adding bathroom(s) adjacent to splash pad

Playground - access walkway drainage issue has been corrected, additional connecting walkway along lazy river hill to parking is under consideration.

Individual Picnic Pavilions - promotion plans to bring attention to the new pavilions - ie; BBQ Cook-Off with 5 competitors each cooking in a mini pavilions.

Neighborhood Playgrounds:

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

Sunfield Parkway Ponds - aeration @ beginning of Sept. need electrical stack for purple pipe system completed to be able to tap in for aeration pump. Possible addition of upper pond aeration.

Landscaping & park bench along Natchez to be installed in fall planting.

Community Ponds: continued

Inkberry Pond - **aeration scheduled for week of 8/11.**

Pond map and maintenance plan - Caitlin to work with MUD engineer on community pond map of wet & dry ponds

Signs on order: Sunfield resident only, no swimming - fishing, catch & release only, reclaimed water signs

Walking Trails - **SLD marketing and Alice working on updated master community map to include new trails.**

Lakeside Walkways - Sunfield Parkway Pond / LR Amenity / LS Amenity - fill & hydro mulch, Caitlin to follow up with SunGrow install team.

Gulley Walkway - walkway fill & hydro mulch, Caitlin to follow up with SunGrow install team.

Native Plant Walkway - Draft Proposal - Sunfield Parkway landscape replacement plan - SunGrow

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

Sunfield MUD 1/2/3/4 -

#1 - Pond maintenance & aeration, BTR & self-storage

#2 - Status of development plan - next piece of Main Street extension in approval process

#3 - Inkberry Pond maintenance & aeration, Pepperbark manhole - contract awarded for 12'x12' rebuild, townhome development (Mike to update), P6 development - roadway installation beginning

#4 - lift station to be operational by Oct., P6 development - roadways beginning, Sunfield Annual Mtg.

Hays CISD -

Sunfield Elementary School - mobile units are not for SES students in '25-'26 school year. walking plan - pedestrian bridge complete, Richard working on meeting with SES Principle to cover walking plan and also engage the SES PTA for their engagement in a plan. Caitlin will be putting out a "Back to School" email to the community. It will include a suggested walking path map (just to get things started).

New High School - plan to open Fall 2029, roadway plans to be discussed with Hays Transportation 8/20

Hays County - Main St. & Firecracker intersection traffic control signals, Satterwhite Rd., S Turnersville Rd., parking in Sunfield - meeting w/ Comm. Cohen & Transportation Dir. Moczygemba scheduled for 8/20.

Hays County "Judge's Transportation Task Force" for roadway project review is being formed to review planned projects in the 2025 Road Bond and recommend projects for near future planning and construction.

Travis County - Turnersville Road (U.S. Foods), Main St. Extension, N Turnersville Rd. -

need to organize meeting w/ Travis County Commissioner and Transportation Director.

City of Buda - Overpass Road left turn lane - Dan to contact Angela Kennedy & TXDOT

TXDOT - Overpass Road left turn lane - Dan to contact Willie

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

Monthly highlight of R&R with information on violations -

August Community Communication and report of July violations

Parking / Trailers - Bill & Rene working on meeting with Alice, Hays Co Sheriff, SMUD, SCAAC

The test case vehicle for abandoned parking enforcement was relocated to a driveway. Bill will reach out to HCS liaison to inquire about guidelines for abandonment calls.

ARC Review - 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 with no fee (but submitted). Alice & Cole reviewing application and violation history to validate proposal and then submit to the board for review.

Lawn Care / Landscaping -

Rental Properties / Airbnb Properties -

Trash & Recycling Containers -

Lighting -

Awnings / Patios -

Resident Violation Reporting system - Resident Grievance Form, no update on status of using portal "Work Order" for resident report of violations

Resident Questions AI - no update on HODA answer system or Sunfield information specific updates.

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

August Event & Activity Calendar from Casey -

Resident Suggestions -

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

Sunfield Community Association Financials - Approved 2025 Budget and 6 month actuals.

Also sent July financial report to neighborhood representatives.

Strategic Plans (0 min)

Sunfield Community Association Board Seat - **Tabled**

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

Neighborhood updates 18/28 Neighborhoods (40 min)

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (Kelly Ekwurzel) **KE: reported graffiti at pocket park submitted service request**

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.)

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **BK: wished to express gratitude for planting color at Campo entrance and median landscape pruning at Sunfield Pkwy/Beechnut**

Garden Brook (Clayton Knippa)

Cobblestone (*Madi Laboy*)

Model Homes P3:S5 (Don Osborne) **DO: concern a fire truck wouldn't be able to pass through some of the double-side parking spots, Don will submit a service request as the street is impassable for emergency vehicles.**

Autumn Sage (Lalit Tewari, **Joey Owmbly**)

Highlands (Ryan Sapp) **RS: fence stain**

Northaven (Zach Schaphorst, **Taylor James Lang**)

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (*open*)

Lakeridge (Melody Caluori Cipriano, Ana Nyssa Bacia, Angie Bookout)

Rivers Edge (*open*)

Meadows (*open*)

Vista Hills (*open*)

Benbrook (*open*)

Cedar Elm (*open*)

Closing comments and adjourn (5 min)