

# SCAAC Meeting Agenda

September 13th, 2025

## Call to order (5 min)

Attendance (in-person at Progress Coffee): **Dan, Bill, John, Tom, Steve**

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

Notified not available: **Tammi, Richard, Joey, Clay, Ana, Ryan**

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

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (Kelly Ekwurzel)

Azalea (Miklos Gaal)

Magnolia (*open*)

Rosewood (Deborah Bengé)

Creekview (John Elwell) **JE: dump trucks & gravel haulers on Sunbright**

Greenfield (*open*)

Prairie View (Doug Stoyko)

Sun Valley (Richard Galvan, Dan Butler)

Lake View (*open*)

Primrose (*open*)

Greenway (Rene Garcia) **RG: midges, Main St. lighting, Sunfield Pkw parking, haulers on Main St.**

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **BK: midges, Sunfield Pkw parking. / TC: midges**

Garden Brook (Clayton Knippa)

Cobblestone (Madi Laboy)

Model Homes P3:S5 (Don Osborne, Tom Storms) **TS: pool use hours (what about off season)**

Autumn Sage (Lalit Tewari, Joey Owmbly) **LT: Bike to School, youth sports pick-up games, walkway snake**

Highlands (Ryan Sapp) **RS: Sunfield Pkw parking, yard maintenance**

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) **AB: street markings done, Durian light**

Rivers Edge (*open*)

Meadows (*open*)

Vista Hills (*open*)

Benbrook (*open*)

Cedar Elm (*open*)

## 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 checking with PEC, should be on**

Individual poles - **531 Sugarcane, 161 Durian, 242 Sugarcane, 723 Papaya - PEC rejected, contract**

Black Pole (SCA)

Main Street (east) - **Mike checking with PEC - ?? meters**

Firecracker Dr. - **replacement proposal from lighting contractor waiting on approval**

### Community Entrances

Sunbright - **underground wiring issue, conduit needs to be run under street**

Sundown - **replace capstones - contract proposal**

Main St. & FC - **replace capstones - contract proposal**

Sunfield Parkway - **developer considering depending on space and final layout of townhomes.**

Leaf Road - **developer considering space after infrastructure installation**

## 1) Infrastructure - continued

### Community Bridges

Campo Del Sol Pkwy -

Sunfield Pkwy - **capstones - contract proposal**

### Community Roadways

Pepperbark Loop - **repaired temporarily**

Sunbright Blvd - **Hays County Transportation notified and will investigate repair**

Campo Del Sol - **Hays County Transportation notified and will investigate repair**

Campo Del Sol & Sugarcane Traffic Arrows - **traffic directional arrow striping completed**

Sunfield Pkwy - **Hays County Transportation notified and will investigate repair**

Promenade Pkwy - **crosswalk not striped**

Sunbright Blvd - **crosswalks need to be re-striped, service request 363**

Sugarcane W & E Mail Centers - **entrance arrow striping completed**

Sugarcane Rd (south) - **crosswalk striping completed**

Sugarcane Rd (north) - **pedestrian crossing signs installed**

Community Fire Hydrants - **curbs continuing to be painted by porters as time allows**

### Community Fencing - Common Area Fence Stain Status -

Neighborhood Fence Stain - **a few neighborhood fence sections remain to be stained - finish this month.**

Easement Fence Stain - **about 50% of sewer easement remains to be stained - finish this month.**

### Community Sidewalks

Model Home - Autumn Sage - Lakeridge Neighborhood connector walkway – **pending backfill & seeding**

Esperanza - Leadtree Loop Gulley connector walkway & bridge - **pending backfill & seeding**

Perimeter walkway by northwest Sunbright pond lifting – **provide images**

Request for sidewalk adjacent to Esperanza along gulley between CDS & Sunfield Pkwy – **under review**

### Community Signs

Inkberry Pond - **in production to be installed this month**

Campo Del Sol at Sugar Cane (N) - **pedestrian crossing signs installed**

Street Signs -

## 2) Landscaping - **John (John, Richard, Bill, Lalit, Michael) meeting with SunGrow Sept. 18th.**

### Installation Projects (new & overlooked):

Sunfield Parkway (Inkberry to Main St.) - **pending installation of gas line**

Main St. (water tower to Sunfield Parkway) - **pending crew completing Sugar Cane project**

Cherrystone Loop - **pending backfill & seeding**

Highlands / Northaven Gulley - **completed**

Natchez Dr - **installation planned for fall**

### Repair & Maintenance Projects:

Fall Replacement Plan - proposal for Native Plant Walkway on Sunfield Parkway - **follow up with Josh**

Perimeter Buffer Zone - **clean-up review with SunGrow**

LCRA Easement - **work with MUD on conditions of right-of-way lease**

PEC Easement - **work with MUD on conditions of right-of-way lease**

Sewer Easements - **weed killer treatment**

Map / drawing of original landscape plan - **request from SunGrow installation department again.**

### Resident Requests:

Landscape Maintenance Schedule Map: version – **Waiting on updated copy with LCRA / PEC agreements**

Landscaping Issues - **replacing lost vegetation is ongoing. Need for mulch rings to be properly formed**

Purple Pipe Irrigation Retrofit - **power and pumps at Sunfield Parkway Pond are installed**

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

August Inspections - **issue with some Lazy River controllers**

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

Jr. Olympic Lap Pool - **deck surface bids received, do concurrent to splash pad repair**

Splash Pad - **resurface, rebuild zero depth entry, repair & repaint fixtures, contract awarded - start Oct 16th**

Pavilion (fixtures & furniture) - **door exit revised to push bar, lock mechanism reattached**

Playground - **climbing rock replacement completed**

Dog Park - **mulch replacement completed**

Multipurpose Field (proposed) - **proposals under review, seeking clarification of proposal detail**

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

Lazy River #1 - **leak repair and resurface contract awarded, pending contractor schedule post Oct. 15 close**

**Pump #1 motor repaired but discovered issue with VFD controller, pump #5 motor repaired but discovered**

**issue with VFD controller, Pump #10 install attempt could not isolate diffuser from water so will install**

**when drained for other repairs, Pump #12 repaired, Pump #8 discovered to be making noise - investigate**

Reunion Pavilion - **issue with graffiti has subsided. Reunion Playground - engage PlayWell for proposal**

### 3) Amenities continued

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

Lazy River - deck segment heaving, on punch list - to be repaired after closing

Splash Pad - replace clear stairway header with colored piece (? blue), bathroom ? investigate sewer

Playground - sidewalk from parking under consideration to install when other sidewalk repairs are done

Individual Picnic Pavilions - Casey / Kelley to promote

Neighborhood Playgrounds:

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

Sunfield Parkway Ponds - aeration installation pending now that electrical is available

Inkberry Pond - aeration installation completed, Oteka water quality maintenance initiated

Pond map and maintenance plan - Caitlin working with MUD engineer to develop community pond map

Signs - production of updated signs in progress, install this month

Walking Trails -

Lakeside Walkways - completed, pending backfill and seeding, added to community map

Gulley Walkway & Bridge - completed, pending backfill and seeding, added to community map

Native Plant Walkway - still under review

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

Sunfield MUD 1/2/3/4 -

#1 - meeting Tuesday 9/16 2:00 PM - BFR & Self Storage, Firecracker reconstruction

#2 - currently minimal development

#3 - meeting Tuesday 9/16 10:00 AM - Inkberry aeration, townhome development, P6 roadway install

#4 - meeting Tuesday 9/16 12:00 PM - lift station, P6 roadway install

Hays CISD -

Sunfield Elementary School - walking plan in process, mobile units to be skirted

New High School - roadway plans, targeted opening Fall '29

Hays County - Traffic Dept. to investigate repair to Camp Del Sol, Sunbright, and Sunfield Pkwy. from fiscal 2026 budget. Satterwhite and Turnersville roads to be considered for reconstruction.

Travis County -

City of Buda - Firecracker re-construction in 2025 Plan, Main St. reconstruction pending funding, M&FC signal

TXDOT - traffic signal lights on FM 2001 at Firecracker and at Sunbright to be installed fall 2026, stop signs on Overpass Road at old FM 2001 intersection to be removed when signal lights at Firecracker are installed

### 5) Rules & Regulations - (Dan, Ana, Angie, Ryan)

Monthly highlight of R&R with information on violations (Alice) -

Parking / Trailers - Bill & Rene - to elevate concerns directly to Sheriff Hipolito - reference TX Traffic Code

ARC Review - tiered fee structure under review by FSR and Sunfield CA Board.

Lawn Care / Landscaping -

Rental Properties / Airbnb Properties -

Trash & Recycling Containers -

Lighting -

Awnings / Patios -

Resident Violation Reporting system - use "Service Request" in Sunfield Portal to report any issues.

Resident Questions AI - no current feedback

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

September Event & Activity Calendar from Casey -

National Night Out- Tuesday October 7th SCAAC table? - are there representatives willing to man the table?

Fall Market - Saturday November 15th SCAAC table? - are there representatives willing to man the table?

Resident Suggestions -

## New Business / Other Business - Dan (10 min)

Comments from Buda Chamber "State of the Community" luncheon - Buda 2025 Transportation Plan and roadway issues in Sunfield area email to panel LINK: [Buda - State of the Community - Panel Email](#)

Buda Transportation Plan 2025 Amendments LINK: [budatx.gov/644/Buda-Moves](https://budatx.gov/644/Buda-Moves)

HOAleader.com - Rules Webinar - October 2nd 1:00PM - 2:00PM - 3 additional registrations are available

## Closing comments and adjourn (5 min)