

Sunfield Information and Quick Reference Guide 2025-10

Management Company: First Service Residential / Sunfield Office 1328 Sunbright Blvd. / on-site staff Daily 8:30AM-5:00PM

General Manager: Caitlin McDaniel / Caitlin.McDaniel@fsresidential.com / (512) 312-4526

24/7 Customer Service: (512) 266-6771

Asst. General Manager: Emily Santiago / Emily.Santiago@fsresidential.com / (512) 312-4526

Facilities Administrator: Autumn McGowan / Autumn.McGowan@fsresidential.com / (512) 312-4526

Compliance Liaison: Alice Dalton / Alice.Dalton@fsresidential.com / (512) 312-4526

Lifestyle Director: Casey Stengle / Casey.Stengle@fsresidential.com / (512) 620-7063

Lifestyle Assistant: Keely Hall / Keely.Hall@fsresidential.com / (512) 312-4526

Facilities Manager: Tim Newman** *Maintenance Tech:* Jonathan Oliver** *Porter:* Jacob Villarreal** / Johnny Ramirez**

Developer's local Project Manager: Mike Francis**

**contact Caitlin for communication

Sunfield Resident Portal: <https://sunfield.connectresident.com>

To access the Sunfield Resident Portal you must have an email on file with FSR and use that email when setting up credentials.

The portal provides access to you own residential account, community documents including, Community Charter, Bylaws, Rules & Regulations, ARC information and process, approved plant list, monthly financial statements, Lifestyle Events calendar, facility calendar & reservations

Services:

Electric: Pedernales Electric Cooperative / www.pec.coop / (888) 554-4732

Gas: Texas Gas Service / www.texasgasservice.com / customer service (800) 700-2443 / report a leak (800) 959-5325

Water: GoForth / www.goforthwater.org / (512) 376-5695 / leak or outage (512) 799-4873 or (512) 376-5695

Sewer: GBRA Guadalupe-Blanco River Authority / www.gbra.org / customer service (830) 379-5822

Trash: Texas Disposal Systems / www.texasdisposal.com / Trash Day Thursday (recycle biweekly) / 4 bulk yearly / (844) 873-7734

US Post Office: Buda / 1320 Cabelas Dr. / <https://tools.usps.com/find-location.htm?location=1356244> / (512) 295-4241

Resources:

Police - Sheriff: Hays County Sheriff's Office / <https://hayscountytx.com/law-enforcement/sheriff> / non-emergency # (512) 393-7800

(Sunfield Community is not in Buda City Limits and is not served by Buda Police Department)

Animal Control: San Marcos Animal Shelter / 512-805-2650

<https://hayscountytx.com/law-enforcement/sheriff/support-services-bureau/support-services-bureau-animal-control>

County Commissioner: Commissioner, Precinct 2 / Dr. Michelle Cohen / michelle.cohen@co.hays.tx.us / (512) 262-2091

Building Permit: <https://hayscountytx.com/departments/development-services/development-permits-frequently-asked-questions>

Public Library: Buda Public Library / 405 E. Loop Street, Bldg. 100 / www.budalibrary.org / 512-295-5899

School District: Hays Consolidated Independent School District / www.hayscisd.net/hcisd / (512) 268-2141 Superintendent Dr. Eric Wright

High School: Johnson High School / www.hayscisd.net/johnsonhs / (512) 268-8512 Principal: Rob Hensarling

Middle School: McCormick Middle School / www.hayscisd.net/mms / (512) 268-8508 Principal: James Cruz

Grade School: Sunfield Elementary School / www.hayscisd.net/ses / (512) 268-8517 Principal: Alisa DiPalma

Amenities:

Mail Centers: contact Buda USPS (see above) for box assignment and key / proof of residency required

Sunbright Amenity: Lap Pool & Splash Pad (fob or app required): open 4/15 - 10/15 / Lap Swim 5AM - 9AM & General Swim 9AM - 10PM

Splash Pad - Pool (fob required): 1328 Sunbright Blvd. / MO-TH ONLY one group per day up to 10 guests by reservation only, \$50 deposit

Sunbright Pavilion (fob required): 1328 Sunbright Blvd. / SA-SU (AM-PM) by reservation fee & deposit / MO-FR first come, first served

Dog Park: large dog area & small dog area, first come, first served / water available / poop bags & receptacle

Sunfield Parkway Amenity: Lazy River (fob or app required): open 4/15 - 10/15 / General Use 9AM - 10PM

Lazy River Pavilions (fob required): Stage Pavilion / Riverbend Pavilion (grills) / The Hub Pavilion (grills)

all three pavilions are first come, first served / MO-TH ONLY one group per day up to 20 guests by reservation only, \$100 deposit

Reunion Pavilion: first come, first served / Sunrise to 10PM

Lakeside Amenity: Lazy River, Splash Pad, (fob or app required): open 4/15 - 10/15 / 9AM - 10PM, Personal Picnic Pavilions (5), Playground

Pool Maintenance: Landmark Aquatic / www.landmarkaquatic.com / In-season M-W-F AM & on demand / off-season M & F

Tasks: check water level, balance chemistry, empty skimmer & filter baskets, clean grates, brush & vacuum surfaces

Playgrounds (at amenities & neighborhood parks): first come, first served

Dog Poo Stations: located throughout the community providing poop bags & disposal receptacle

Ponds: maintained and stocked by Oteka's Water Design / Residents & Guests only / No Swimming - No Boating

catch & release fishing from shore / active ponds: Main Street, Sunbright, Sunfield Pkwy, Inkberry.

stocked with Copper Nose Bluegill, Crappie, Fat Head Minnows, Large Mouth Bass, and Gambusia Affins (mosquitofish)

Landscaping & Irrigation: SunGrow Landscape / www.sungrow.com Provides installation & maintenance / mowing, trimming, weed control, insect control. Monitor and maintain common area irrigation system - **REPORT COMMON AREA IRRIGATION LEAK: (512) 266-6771**

Common Sunfield Rules & Regulations (limited examples, see charter, bylaws, rules & regulations for complete list):

Exterior Additions & Improvements: require ARC approval / file ARC request with application fee

sidewalk, driveway addition, landscape structures, patio, awning, hot tub, pool, pergola, sheds, large play structures

Exterior Lighting: requires ARC approval / white lighting only (except holiday period Thanksgiving thru January 10th)

Landscaping: requires ARC approval other than plant material listed on approved plant list (see Sunfield Portal)

Yard Maintenance: maintained in good, living condition at all times, grass mowed & edged, weeds controlled, bushes trimmed

Basketball Goals: portable goals not allowed in front of house, driveway, or street / permanent goals must be installed perpendicular to street

Trailers & RVs: not allowed to be left parked in public view at any time or overnight

Commercial Vehicles: not allowed to be parked for extended periods (over 4 hours) or overnight

Property Rental: No short term rental (Air B&B), no subspace leasing (room for rent) / lease must be on file with FSR

Trash & Waste: Lids on trash cans must be closed & not to exceed @40-50lbs for pick-up, see website or wastewizard app. for guidance

absolutely no disposing of household trash, grass clippings, yard waste, or any items on Sunfield community property

Violations (escalate every 14 days if not resolved): 1 Violation Warning / 2 Violation Fine / 3+ Violation Fine \$ Escalation

Facebook Group Pages

Sunfield Official Pages

Sunfield
Sunfield Lifestyle Events

Sunfield Neighborhood Pages

Sunfield - Ashbury Neighborhood
Sunfield - Summer Trail Neighborhood
Sunfield - Azalea Neighborhood
Sunfield - Magnolia Neighborhood
Sunfield - Rosewood Section
Sunfield Creekview
Sunfield - Greenfield Neighborhood
Sunfield Neighborhood - Prairie View
Sunfield - Sun Valley Neighborhood (Phase 2, Section 8)
Lake View Crew - Sunfield Community
Sunfield - Primrose Neighborhood (P2:S10)
Sunfield - Greenway Neighborhood
Sunfield - Whisper Ridge
Sunfield Garden Brook Subgroup
Cobblestone Section - Sunfield
Sunfield - 3-5 Neighborhood "Model Home"
Sunfield - Autumn Sage Neighborhood (P3:S6)
Sunfield - Highlands Neighborhood (P4:S1)
Sunfield - Northaven Neighborhood (P4:S2)
Sunfield - Windridge Neighborhood (P4:S3)
Sunfield - Hidden Creek Neighborhood (P5:S1)
Sunfield - Vista Pointe Neighborhood (P5:S2)
Sunfield - Lakeridge Neighborhood (P5:S3 & S4)
Sunfield - Rivers Edge Neighborhood (P5:S5)
Sunfield - Meadows Neighborhood (P5:S6)

Sunfield Community Pages

Residents of Sunfield in Buda
Sunfield Residents in Buda, Texas (Est. 2012)
Sunfield Neighborhood Watch
Sunfield Neighborhood Watch Group
Sunfield Elementary School PTA
Sunfield's Buy/Sell/Donate/Promote/Recommendations
Sunfield Buy Sell & Trade
Sunfield Foodies - Good Eats & Sweet Treats

Facebook Group Pages

Sunfield Affinity Groups

Sunfield Craft Beer & Whiskey Enthusiasts
Sunfield Whiskey Lovers
Sunfield ONLY Foodies
Sunfield Home Schooling Families
Sunfield Special Needs Community
Sunfield Social
Dogs of Sunfield (Buda, TX)
German Shepards of Sunfield
Sunfield - Women Who Wine
Saturday Sunfield Bunco Group
Sunfield Catholics
Moms of Sunfield- Buda Texas
Sunfield's Take-A-Break Book Club
Sunfield Book Club
Sunfield Board Game Night
Sunfield Running Club
Sunfield Garage Gym and Fitness Club
Bikers of Sunfield
Sunfield Pit Bosses, Grill Masters, Boilers and Smokers
Hunters and Anglers of Sunfield
Sunfield Performance Enthusiasts
Sunfield Golf Carts
Sunfield Gardening
Sunfield Neighborhood Rocks
Sunfield Tradesman
Sunfield Empty Nesters
Sunfield Singles
Sunfield Elementary Parents
Sunfield Veterans, Law Enforcement, and First Responders
Sunfield Small Business

2024 Sunfield Community Association Advisory Committee 24 Neighborhoods

SCAAC Website: www.Sunfield-SCAAC.com

<u>Neighborhood</u>	<u>Representative</u>
Ashbury	Michael Morales, Steve Sogar
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
Whisper Ridge	Tammi Claycamp, Bill Kennedy
Garden Brook	Clayton Knippa

<u>Neighborhood</u>	<u>Representative</u>
Cobblestone	Madi Laboy
Model Home	Don Osborne, Tom Storms
Autumn Sage	Lalit Tewari, Joey Owmbly
Highlands	Ryan Sapp
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
Lakeridge	open
Rivers Edge	open
Meadows	open