

SCAAC Meeting Agenda

Saturday October 11th, 2025 - Progress Coffee

Call to order (5 min)

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

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

Notified not available: **Tammi, Don, Nyssa, Ryan**

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

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

Community Lighting -

Silver Pole (PEC)

Sunfield Parkway (north) - **light head to be installed and road segment energized**

Individual Poles: **Mike & Emily working with M&C electric to repair light poles out in Phase 5.**

Black Pole (SCA)

Main Street (east) - **Mike stated PEC wires missed on black poles coming east. Working on getting these completed.**

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**

Community Bridges -

Campo Del Sol Pkwy -

Sunfield Pkwy - **capstones - contract proposal**

Community Roadways -

Pepperbark Loop - **this has been awarded to MUD, will do second evaluation to schedule permanent repair.**

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

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

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 - **porters will continue to paint curbs as time allows, starting after pools close**

Community Fencing - Common Area Fence Stain Status -

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

Emily doing inspection 10/14 of all fences that were repaired/stained to make sure everything is completed.

Easement Fence Stain - **Emily doing inspection 10/14 of all fences to make sure everything is completed.**

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 (Tom to enter service request)**

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. We have more signs to install around inkberry within the next few weeks.**

Street Signs -

2) Landscaping - **John** (**John**, Richard, Bill, Lalit, Michael)

Installation Projects (new & overlooked):

Sunfield Parkway (Inkberry to Main St.) - **to begin 10/20 (update: now in process)**

Main St. (water tower to Sunfield Parkway) - **to begin 10/20 (update: now in process)**

Cherrystone Loop Walkway - **pending backfill & seeding**

Natchez Dr - **installation planned for fall. Mike getting with Sungrow on landscape plan. Benches installed.**

Repair & Maintenance Projects:

Fall Replacement Plan - proposal for Native Plant Walkway on Sunfield Parkway - **received proposal, will review details and compare Monday 10/13 in landscape meeting.**

Repair & Maintenance Projects (continued):

Perimeter Buffer Zone - **clean-up review with SunGro**
LCRA Easement - **work with MUD on maintenance plan**
PEC Easement - **work with MUD on maintenance plan**
Sewer Easements - **weed killer treatment**
Map / drawing of original landscape plan -

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). **management team to walk all facilities 10/17. Track fob usage for facility demand.**

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

Jr. Olympic Lap Pool - **looking at proposal for complete deck resurface. Needs to be a quality surface.**

Off-season lap swim 5AM-9AM

Wading Pool (surface & fixtures) - **resurface, refresh fixtures, add “beach” entry - rehab to start 10/16**

Pavilion (fixtures & furniture) - **new lighting fixtures out for bid, goal to have installed asap.**

Playground - **NA**

Dog Park - **NA**

Multipurpose Field (proposed) - **proposal from SunGrow under review**

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

Lazy River - **flow pump #1 (needs cooling fan), #5, #8, #12 repaired, pump #10 to be repaired while drained. Leak repair and channel resurface to start 10/20 (update: under repair).**

Begin preliminary planning for 2026 season.

Reunion Pavilion - **NA**

Reunion Playground - **need has been reduced by addition of Lakeside Amenity playground.**

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

Lazy River - **deck repair in off season, chemical feeder changed week of 10/06.**

Splash Pad - **Beacon investigating addition of bathroom by pump house.**

Playground - **sidewalk from parking to playground to be included with other sidewalk repairs & additions.**

Individual Picnic Pavilions - **promote use for family picnics**

Neighborhood Playgrounds: **NA**

Community Ponds:

Main Street Pond - **NA**

Sunbright Ponds - **NA**

Sunfield Parkway Ponds - **aeration pending completion of Purple Pipe installation.**

Inkberry Pond - **aeration completed, stocking of 5,000 fish pending (update: completed), area bi-weekly insecticide application (update: completed).**

Sunfield Lake - **NA**

Pond Map & Designation - **in final design, will be shown at annual meeting.**

Signs - **installation began the week of 09/28 and continues throughout the month**

Walking Trails - **updated version provided in new builder brochure**

Lakeside Walkways - **backfill and hydro-mulch pending, Mike to confirm with Bill @ SunGrow**

Gulley Walkway - **backfill and hydro-mulch pending, Mike to confirm with Bill @ SunGrow**

Native Plant Walkway - **waiting on proposal from SunGrow for board review (update: now approved)**

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

Sunfield MUD 1/2/3/4 -

#1 - **U.S. Foods construction underway**

#2 - **gas line installation along Sunfield Parkway almost complete (update: completed)**

#3 - **pond aeration in process, landscape maintenance - change to biannual in gulley**

#4 - **phase 6, lift station (pump & haul), added area to SMUD 4 under review**

Hays CISD -

Sunfield Elementary School - **portable units to be skirted, walking plan & map still in the works**

New High School - **Main Street roadway plans under review by Austin & Travis County**

Hays County - **roadway repair & replacement, signal lights at Main & Firecracker**

Travis County - **roadway replacement for Turnersville Rd.**

City of Buda - **roadway replacement for Firecracker Rd., 2025 roadway plan**

TXDOT - **signal lights at FM2001 & Firecracker, at FM2001 & Sunbright Ave.**

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

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

Parking / Trailers - **Bill, Rene, Richard to schedule meeting with Sheriff Hipolito**

ARC Review - **investigating tiered structure, continue Smart Web system use, possibility of resident committee**
Lawn Care / Landscaping - **continued enforcement through violation notification and fines**
Rental Properties / Airbnb Properties -
Trash & Recycling Containers -
Lighting -
Awnings / Patios -
Resident Violation Reporting system - **can use the Sunfield Portal "Report It"**
Resident Questions AI - **still under review to fine tune for Sunfield Community**

6) Activities / Neighborhoods / Welcome - **(Rene, Tammi, Lalit)**
October Event & Activity Calendar from Casey -
Resident Suggestions -

Neighborhood updates 18/28 Neighborhoods (40 min)

Ashbury (Michael Morales, Steve Sogar)
Summer Trail (Kelly Ekwurzel)
Azalea (Miklos Gaal)
Magnolia (*open*)
Rosewood (Deborah Bengel)
Creekview (John Elwell) **JE: heavy trucks on Sunbright, 2 parking issues resolved, Nov. 8 Chili Fest**
Greenfield (*open*)
Prairie View (Doug Stoyko) **DS: n/a**
Sun Valley (Richard Galvan, Dan Butler) **RG: stop sign at Sunwheat & Sunfield Pkwy,**
Lake View (*open*)
Primrose (*open*)
Greenway (Rene Garcia, Terry Acie Jr.) **RG: dogs off leash, Campo speeding - speed bumps, rumble strips**
Whisper Ridge (Tammi Claycamp, Bill Kennedy) **BK: parking, midges (Bill to provide process for speed bumps)**
Garden Brook (Clayton Knippa)
Cobblestone (Madi Laboy)
Model Homes P3:S5 (Don Osborne, Tom Storms) **TS: parking over walks, dog off leash,**
Autumn Sage (Lalit Tewari, Joey Owmbly) **JO: person assaulting neighbors**
Highlands (Ryan Sapp) **RS: 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) **NB: n/a**
Rivers Edge (*open*)
Meadows (*open*)
Vista Hills (*open*)
Benbrook (*open*)
Cedar Elm (*open*)

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

HOAleader.com - result of webinar - looking at having a review of the Rules & Regulation documents
Sunfield Annual Meeting Monday Nov. 10th, 6:00PM followed by Sunfield MUD Info 7:00PM

Strategic Plans (0 min)

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

Closing comments and adjourn (5 min)