

SCAAC Meeting Agenda

Saturday November 8th, 2025 - Progress Coffee

Call to order (5 min)

Attendance (in-person at Progress Coffee): Steve, Kelly, John, Dan, Clayton, Don

Attendance (Zoom): Rene, Zach, Doug

Notified not available: Tammi, Tom, Richard, Ryan, Bill, Miklos

Neighborhood updates 18/28 Neighborhoods (40 min)

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

Summer Trail (Kelly Ekwurzel) **KE: all good**

Azalea (Miklos Gaal) **MG: NA**

Magnolia (*open*)

Rosewood (Deborah Bengé)

Creekview (John Elwell) **JE: gravel trucks, parked ruck has been moved, resident sidewalks**

Greenfield (*open*)

Prairie View (Doug Stoyko) **DS: NA**

Sun Valley (Richard Galvan, Dan Butler) **DB: Natchez landscape**

Lake View (*open*)

Primrose (*open*)

Greenway (Rene Garcia) **RG: landscapers blocking Buttonwood Dr., signs are up, Eve's Necklace gully sidewalks**

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **TC & BK: midges**

Garden Brook (Clayton Knippa) **CK: NA**

Cobblestone (Madi Laboy)

Model Homes P3:S5 (Don Osborne, Tom Storms) **DO: parking, yard maintenance improving, \$200 tree deal**

Autumn Sage (Lalit Tewari, Joey Owmbly)

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

Northaven (Zach Schaphorst, Taylor James Lang) **ZS: Lemonball playground, great neighborhood Halloween**

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*)

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

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

Community Lighting -

Silver Pole (PEC)

Sunfield Parkway (north) - **working with contractors & PEC - Mike**

Individual Poles: **contractors are resolving conduit and wiring issues, PEC to energize - Mike**
PEC to investigate light out on Sunfield Parkway between Canyon Maple Dr. & roundabout

Black Pole (SCA)

Main Street (east) - **working with contractors - Mike**

Firecracker Dr. - **repair and replacement proposal under review**

Community Entrances -

Sunbright - tie in column to power from new light pole to be installed as part of signal light project
Sundown - proposal for lighting fixture repair in process
Main St. & FC -
Campo Del Sol -
Sunfield Parkway -
Grey Leaf Road -

Community Bridges -

Campo Del Sol Pkwy -
Sunfield Pkwy - light out needs LED driver replaced. Targeting 2026 budget.

Community Roadways -

Pepperbark Loop - pending update from Mike
Sunbright Blvd - pending update from Mike
Campo Del Sol - pending update from Mike
Sunfield Pkwy - pending update from Mike
Promenade Pkwy -
Sunbright Blvd - crosswalks need to be re-stripped, service request 363
Community Fire Hydrants - curb painting should be finished in November

Community Mail Centers - being power washed / one per week, "Do Not Enter" signs added to those without.

Community Fencing - Common Area Fence Stain Status -

Neighborhood Fence Stain - Emily identified additional or missed segments to be stained, contractor notified to schedule completion

Community Sidewalks - planed for 2026 budget

Model Home - Autumn Sage - Lakeridge Neighborhood connector walkway – backfill & seed - Mike
Esperanza - Leadtree Loop Gulley connector walkway & bridge - MUD 6' mow, backfill & seed - Mike
Perimeter walkway by northwest Sunbright pond lifting – pending update from Mike
Request for sidewalk adjacent to Esperanza along gulley between CDS & Sunfield Pkwy – to be completed in 2026

Community Signs -

Inkberry Pond - signs installed
Street Signs - OK

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

Installation Projects (new & overlooked):

Sunfield Parkway (Inkberry to Main St.) - completed
Main St. (water tower to Sunfield Parkway) - in process
Cherrystone Loop Walkway - pending update from Mike
Natchez Dr - pending update from Mike

Repair & Maintenance Projects:

Fall Replacement Plan - Native Plant Walkway on Sunfield Parkway - planting completed, signs pending
Perimeter Buffer Zone - completed
LCRA Easement - under review
PEC Easement - under review
Sewer Easements - included in maintenance schedule and identified on map

Landscape Maintenance Schedule Map: version – 10/25 map to be used at annual meeting

Landscaping Issues -

Purple Pipe Irrigation Retrofit - in process, waiting on power for installation of Sunfield Parkway Pond pump

3) Amenities (open, John, Richard, Don) majority of updated signs completed, no soliciting to be added to entrances

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

Jr. Olympic Lap Pool - feeders replaced, rehab furniture, power wash awnings & furniture, redo deck bid @ \$66K under review for 2026,
Wading Pool (surface & fixtures) - feeders replaced, pool surface & fixtures currently under repair, add beach entry, redo deck bid @ \$43K
Pavilion (fixtures & furniture) - proposal for additional lighting under review
Bathrooms (pool & playground) - powerwash, paint, winterize as necessary
Playground - replace any missing hardware, polish clear see-through features, mulch
Dog Park - fix damaged section of fencing, repair benches, add & repair play features
Multipurpose Field (proposed) - under review by FSR / Mike / Scott to present for consideration by board

Sunfield Lazy River Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - feeders replaced, leak repair & resurface in process, RiverFlow to repair pump #10 on 11/07, rehab furniture (n/c parts), power wash furniture & awnings, power wash & winterize bathrooms
Reunion Pavilion - in good shape, graffiti issue has subsided

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

Lazy River - feeders replaced, flow pump #6 & #7 to be checked, clear view covers to be replaced

Splash Pad - check all fixtures, repair damage to pad surface, circulate water to prevent algae growth, investigating addition of non-gender bathroom w/ single toilet, sink, changing table.

Playground - sidewalk to parking area on sidewalk list pending approval for 2026.

Individual Picnic Pavilions - international food fest?

Neighborhood Playgrounds: replace any missing hardware, fix benches, re-mulch proposal

Community Ponds: new pond map with designations to be presented at annual meeting

Main Street Pond - OK

Sunbright Ponds - OK

Sunfield Parkway Ponds - aeration pending, consider upper pond, landscape along Natchez SGrow - Mike

Inkberry Pond - aeration installed, fish stocking completed, signs installed

Sunfield Lake - signs to be installed; No Hunting, No Boating

Walking Trails - updated community map

Lakeside Walkways - to be backfilled and hydro-mulched - Mike

Gulley Walkway - backfill & hydro-mulch bridge access, considering sidewalk along Esperanza - Mike

Native Plant Walkway - plants all installed, signage under development

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

Sunfield MUD 1/2/3/4 -

#1 - considering no parking on Campo Del Sol

#2 -

#3 - considering no parking on Campo Del Sol & Sunfield Parkway, pond maintenance

#4 - considering no parking on Campo Del Sol, pump & haul / lift station

Hays CISD -

Sunfield Elementary School - Alice in discussion w/ Max Cleaver @ skirting & landscape of mobile units

New High School - working toward Fall '29 opening

Hays County - traffic signals Main & Firecracker, partial resurface Sunbright, Campo Del Sol, Sunfield Parkway

Travis County - Main Street extension to Turnersville Road

City of Buda - traffic signals Main & Firecracker, reconstruct Main Street segment, Overpass Road stop sign

TXDOT - traffic signals under construction at FM2001 & Firecracker Rd. and FM2001 & Sunbright Blvd.

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

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

Parking / Trailers - meeting with Sheriff Hipolito being arranged

ARC Review - considering local committee rather than contract with FSR, possible tiered fee structure

Lawn Care / Landscaping - continues to be a top violation

Rental Properties / Airbnb Properties - see November R&R highlight

Trash & Recycling Containers -

Lighting - note on restriction: colored lighting is limited to holiday lights from Thanksgiving to January 10th.

Awnings / Patios - must have ARC approval and consist of specific design and materials as outlined in DG

Resident Violation Reporting system - report violations using the portal service request system.

Resident Questions AI - common questions answered by HODA the portal Home Owner Digital Assistant

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

November Event & Activity Calendar from Casey - a wide range of events for residents

Resident Suggestions -

New Business / Other Business - Dan (10 min)

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)