

SCAAC Meeting Agenda

Saturday January 10th, 2026 - Progress Coffee

Call to order (5 min)

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

Attendance (Zoom): **Nyssa, Rene**

Notified not available: **Tammi, Ryan, Doug**

Neighborhood updates 18/28 Neighborhoods (40 min) NOTE: confirmed 2026 Representatives in **BOLD**

Ashbury (**Michael Morales**)

Summer Trail (**Kelly Ekwurzel, Alexander King**) **KE:** car parking issues. **AK:** playground mulch, exposed steel, worn shade sails, dead trees cut down but not replaced.

Azalea (Miklos Gaal)

Magnolia (*open*)

Rosewood (*open*)

Creekview (**John Elwell**) **JE:** 50 gravel truck seen using Sunbright Rd. in one day

Greenfield (*open*)

Prairie View (**Doug Stoyko**) **DS:** Hays Co. fixed the damage on Sundown caused by Frontier

Sun Valley (**Richard Galvan, Dan Butler**) **RG:** increase in on-street & wrong-way parking **DB:** pond landscape

Lake View (*open*)

Primrose (*open*)

Greenway (**Rene Garcia**) **RG:** n/a

Whisper Ridge (**Tammi Claycamp, Bill Kennedy**) **BK:** n/a

Garden Brook (**Clayton Knippa**)

Cobblestone (Madi Laboy)

Model Homes P3:S5 (**Don Osborne, Tom Storms**) **TS:** staff parking around model homes, only 1 parking pad

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

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

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:** light repair - work order & number, cars parked over sidewalk is better after sheriff officers engagement

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)

Individual Poles: several repaired in Oct. / Nov.

Black Pole (SCA)

Firecracker Dr. - warehouse missing head, pole @ Turnersville, all on list for repair 2026 budget

Community Entrances -

Sunbright Boulevard - column logo lighting: exploring other repair options

Sundown Avenue - light fixture, column capstones: capstones exploring options w/ secondary contractor, waiting on proposal from contractor for lighting fixtures

Main St. & FC - column & retaining wall capstones: exploring repair option w/ secondary contractor

1) Infrastructure - continued

Community Bridges -

Sunfield Pkwy - lighting fixture & retaining wall capstones: lighting fixture repair in 2026 budget, capstone repair is being explored with secondary contractor

Community Mail Centers -

Aura Drive - repair approved and contractor notified. Contractor waiting on parts and will repair once parts are secured.

Community Roadways -

Discussion with Aaron Jones-Field Operations Super -

- Some Sunfield roadways are county @ 30%, some are SMUD @ 70%.
- Open to engage with Fire Marshall and establishing "No Parking" on one side of the street if it is too narrow for emergency vehicles to pass with vehicles parked on both sides of the roadway.
- Hays Co. will not red paint curbs.
- Alternating sides of road with days of week is not something he believes will work, unless the subdivision adopts as a Community Charter amendment. It will be up to the developer/subdivision to provide signs.
- Restrictions for heavy loads are not possible due to public use. Aaron questioned how restrictions could be written which would allow for moving vans, or supplies for individual homeowners but not contractors?
- He acknowledged heavy haulers do great damage to roadways, but it's difficult to restrict on public roads.
- Meeting Wednesday with Buda Planning Dept. to discuss road projects, such as Main Street improvements east of I35. Discussed right turn issues for East bound traffic turning right onto Fire Cracker (John to send him an example). The traffic light at Fire Cracker and Main is also a topic.
- Aaron noted upcoming roadwork on Satterwhite Rd. and South Turnersville Rd.
- Aaron offered to meet if desired, either at his office or he'd meet with our group in Buda.

Sinking Roadway - Pepperbark Loop repair is responsibility of MUD #3 / Ginger St. - report to SMUD #4 Sunfield Pkwy - road repair: Mike has no word from Hays County. Crosswalk striping at mid Lazy River parking: gathering proposal.

Promenade Pkwy - Crosswalk striping at mid Lazy River parking: gathering proposal for crosswalk & handicap parking striping. Mike is also looking into getting striping done in some areas of Sunfield that include roundabouts and cross walks.

Community Fire Hydrants - red curb striping completed in phase 1 and 4. We are almost done with Phase 2, we are ordering more fire lane paint. Alexander discussed hydrant locations with Fire Dept. and some hydrants are mapped on Hays Co. GIS, but mapping is not up to date.

Community Fencing - Common Area Fence Stain Status -

Main Street Whisper Ridge - on list, need board approval.

Neighborhood Fence Stain - The rest that were pending due to weather, will be completed next week.

Community Sidewalks -

Model Home - Autumn Sage - Lakeridge Neighborhood connector walkway – Mike waiting on proposals for silt fencing install Ang getting an ETA from SunGrow Construction for backfill and hydro mulching.

Esperanza - Leadtree Loop Gulley connector walkway & bridge - Mike waiting on proposals for silt fencing install and getting an ETA from SunGrow Construction for backfill and hydro mulching.

Perimeter walkway by northwest Sunbright pond lifting – Tom entered work order in portal #429

Request for sidewalk adjacent to Esperanza along gulley between CDS & Sunfield Pkwy – this is in the 2026 budget proposal as part of sidewalk repairs

Community Signs -

Inkberry Pond - installed Resident Only / Catch & Release / Reclaimed Water Don't Drink

Questioned if some signs in with rotted bases and falling over

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

Installation Projects (new & overlooked):

Main St. (water tower to Sunfield Parkway) - in process

Model Home - Autumn Sage - Lakeridge Neighborhood connector walkways – Mike waiting on proposals for silt fencing install and getting an ETA from SunGrow Construction for backfill and hydro mulching.

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Natchez Dr - Mike communicating with SunGrow Construction contractor on plan. If they move forward with plan it should be completed in the spring

Repair & Maintenance Projects:

Spring Replacement Plan - still pending 2026 budget approval

LCRA Easement - not finalized, SunGrow assisting with periodic maintenance

PEC Easement - not finalized, SunGrow assisting with periodic maintenance

Missing Trees or Landscape - enter a work order in the resident portal - include image and areal map of loc.

Purple Pipe Irrigation Retrofit - waiting on installation of pump head in Sunfield Parkway Pond and connecting pipe segment under Sunbright bridge.

Landscape Maintenance Schedule Map: version x – Need Casey to send updated version from her computer as she finalized the graphics and will upload to the resident portal next week.

3) Amenities (open, John, Richard, Don) 2026 budget not yet approved

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

Jr. Olympic Lap Pool - deck surface replacement in 2026 budget - pending approval, bathrooms winterized

Wading Pool - refresh complete, deck surface replacement in 2026 budget - pending approval

Pavilion - lighting upgrade in 2026 budget - pending approval

Playground - repairs complete

Dog Park - considering repair or replacement of interactive features

Multipurpose Field (proposed) - proposal in 2026 budget - pending approval

Teen Activity Area (proposed) - working on draft of design for teen challenge course

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

Lazy River - leaks repaired and surface refinished, water loss greatly reduced, static test to be performed.

Flow circulation pumps #10, #5, #1 have performance issues and are in process to be repaired prior to opening. Bathrooms winterized, Volleyball net & designation of an activity pool under consideration.

Reunion Pavilion - video monitoring signs installed and graffiti has currently stopped

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

Lazy River - deck heaving and other items all on punch list for contractor resolution, bathrooms winterized.

Splash Pad - torn pad on punch list for contractor resolution. Investigating addition of single restroom.

Playground - sidewalk from parking to playground in 2026 budget

Individual Picnic Pavilions -

Neighborhood Playgrounds:

Razzmatazz / Dandy / Silktassle - various repairs in process and planned

Manzanita / Lemonball - working on proposals for addition of playground equipment

Community Ponds:

Sunfield Parkway Ponds - purple pipe pump installation, aeration system install, landscaping - all pending

Inkberry Pond - orphan pond to be eliminated

Pond Map & Designation - completed and on the resident portal

Walking Trails -

Lakeside Walkways - backfill & seeding pending, add to maintenance schedule

Gulley Walkway - backfill & seeding pending, add to maintenance schedule

Native Plant Walkway - Caitlin to meet with SGG about individual plant information signs

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

Sunfield MUD 1/2/3/4 -

#1 - expansion of Tractor Supply, Kia Dealer site work, Waffle House plan received

#2 - n/a

#3 - Sunfield Parkway "No Parking", Purple Pipe installation, aeration installation, geolocation of assets including all storm outflows in process. Request additional of fire hydrants and stop signs.

#4 - lift station closer to approval by GBRA

Hays CISD -

Sunfield Elementary School - Alice following up w/ HCISD on mobile unit skirting and landscape

Hays County - meeting w/ sheriff provided clarity on responsibility, transportation department see notes above in Infrastructure section

City of Buda - FM2001/Overpass Rd. removal of stop signs pending. Need for coordinated traffic signals at FM2001 / Hillside Terrace / Satterwhite Rd.

TXDOT - traffic signal lights operational, FM2001/Overpass Rd. removal of stop signs pending. Need for coordinated traffic signals at FM2001 / Hillside Terrace / Satterwhite Rd.

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

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

Parking / Trailers - investigate enforceable general street parking regulations and for commercial vehicles. Meeting with Caitlin / Emily / Alice on Jan. 15th.

ARC Review - investigating tiered fee structure

Rental Properties / Airbnb Properties - all rental leases must be on file, report any Airbnb activity

Lighting - holiday lighting ended January 10th, exterior lighting now restricted to static white

Resident Violation Reporting system - enter resident portal work order selecting "other" and list violation

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

January Event & Activity Calendar from Casey -

Resident Suggestions - summer water volleyball tournament, adult luau w/ steel drums & outfit contest

New Business / Other Business - Dan (10 min)

Search for Open Neighborhood Representatives - Kelley to post list on Sunfield social media

Search for Sunfield MUD #4 Representative - Bill to work with Nyssa

Letter to SCA Board @ 2026 Budget - review letter to be sent to SCA board recapping 2025 and requesting prompt approval of the 2026 SCA budget.

Link: [SCA-Accomplishments-and-2026-Budget-email](#)

Review of SCA Charter, Bylaws, and R&R - working on arrangement of meeting for review

Closing comments and adjourn (5 min)