

SCAAC Meeting Agenda

Saturday March 14th, 2026 - Progress Coffee

Call to order (5 min)

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

Attendance (Zoom): **Doug, Zach**

Notified not available: **Richard, Rene, Tammi, Ana, Angie, Ryan**

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

Ashbury (**Michael Morales**)

Summer Trail (**Kelly Ekwurzel, Alexander King**)

Azalea (**Miklos Gaal**)

Magnolia (*open*)

Rosewood (*open*)

Creekview (**John Elwell**) **JE:NA**

Greenfield (*open*)

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

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

Lake View (*open*)

Primrose (*open*)

Greenway (**Rene Garcia**) **RG: Main St. landscaping**

Whisper Ridge (**Tammi Claycamp, Bill Kennedy**) **BK: sidewalks - work orders entered**

Garden Brook (**Clayton Knippa, Robert Wohlleber**) **RW: parking, playground proposal for behind mail center**

Cobblestone (Madi Laboy)

Model Homes P3:S5 (**Don Osborne, Tom Storms**) **DO: car parked at Gamble & Cherrystone**

TS: parker car not moved for years - to enter work order & report to HCS

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

Highlands (**Ryan Sapp**) **RS: parking on Sunfield Parkway**

Northaven (**Zach Schaphorst**, Taylor James Lang) **ZS: NA**

Windridge (*open*)

Hidden Creek (**Natalie Brier**)

Vista Pointe (*open*)

Lakeridge (Melody Caluori Cipriano, **Ana Nyssa Bacia, Angie Bookout**)

Rivers Edge (**Melissa Goodwin-Bell**) **MGB: school bus stop needs to move from potential problematic location silt fencing & construction debris behind homes, non-residents accessing reservoir - fishing, playground bathroom**

Meadows (*open*)

Vista Hills (**Jesse Rodriguez**)

Benbrook (*open*)

Cedar Elm (*open*)

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

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

Community Lighting - **Emily** now working with Mike to track lighting repair issues

Silver Pole (PEC) **Sunfield Pkwy & Main** - still sorting out how to power, considering change to black pole. Further discussion with Mike. Follow-up in 2 weeks. West Gamble concrete light base with no pole.

Black Pole (SCA) **Firecracker, warehouse, missing head, pole @ Turnersville**, all on list for repair 2026 budget which is now approved; Mike is working with contractor-Beckett

Bridge Lighting (SCA) – still waiting for parts

Campe Del Sol – light out – replacing driver for repair; waiting for parts to arrive - Beckett

Sunfield Parkway – flickering light – replaced driver for repair – Beckett must return to determine issue.

Community Entrances -

Sunbright Column - lighting, still working on identifying a power source, request for light pole on corner Sundown Avenue - light fixture, column capstones: capstones exploring options w/ secondary contractor, waiting on proposal from contractor for lighting fixtures; Dan suggested use of Bridge part. Noted concern that parts would not be uniform.
Main St & Fire Cracker - column & retaining wall capstones: exploring repair option w/ secondary contractor

Community Bridges - Sunfield Pkwy - column lighting (see lighting above), damaged fixture, & retaining wall capstones: lighting fixture repair in 2026 budget, capstone repair is being explored with secondary contractor.

Community Roadways -

Pepperbark Loop - Sinking Roadway - repair is responsibility of MUD #3, review & engineering work completed, bid accepted; roadway to be closed 2-3 weeks; residents notified to start 3/16
Roadway Repair - Sunbright Blvd / Campo Del Sol / Sunfield Pkwy: Mike has no word from Hays County. Aaron Jones has indicated segments of all three will be repaired mid 2026
Roadway Markings - Sunfield Pkwy - 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 round-abouts, lane lines, and cross walks.
Fire Hydrants - owned by Goforth. Working on community map of hydrants and database of location. Per Caitlin red curb striping completed in phase 1 and 4. We are almost done with Phase 2, we are ordering more fire lane paint. SCAAC members working on validation including assessment of fire hydrants identification numbers, existing red curb paint, and blue reflectors.
Curb Painting "NO PARKING"- SMUD #3 under review for stop signs, corner crosswalks, fire hydrants
Street Lane Markings Painting - Sunfield Parkway, Campo Del Sol - to be part of overall striping plan

Community Mail Centers -

repairs completed, no current issues

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - on list, need board approval. SCAAC continues to push for staining this fencing but depends on budget availability
Neighborhood Entrances Fence Stain - completed per Caitlin / identify any segments missed in 2025

Community Sidewalks - \$20K budget approved

Damaged neighborhood segments - to be repaired as part of 2026 replacement contract
Service request #429 entered by Tom Storms for Sunbright sidewalk by pond lifting
Service Request 446 sidewalk repair Bayberry/Big Leaf
Service Request 445 sidewalk repair Bayberry/Beechnut
Service Request 444 sidewalk repair Everglade/Palm
Lakeside Playground parking connector - to be included as part of 2026 replacement contract
Esperanza Gulley - to be included as part of replacement contract as budget allows or moved to 2027

Community Signs -

No Parking Sunfield Parkway segments to Main St. - SMUD #3 on agenda for 3/24 meeting,
Inkberry Pond - completed installation of Resident Only / Catch & Release / Reclaimed Water Don't Drink
Sunfield Conservation Reservoir - No Hunting - No Trespassing

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

Installation Projects (new & overlooked):

Main St. (water tower to Sunfield Parkway) - when will it be completed, no time given just it is in process
Backside of Lakeridge Neighborhood - slope covered with erosion control netting completed
Lakeside Amenity Center connector walkways - Mike waiting on proposals for silt fencing install.
Gulley connector walkway & bridge - Mike waiting on proposals for silt fencing install and getting an ETA from SunGrow Construction for backfill and hydro mulching.
Natchez Dr - sidewalk along pond - 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 - not budgeted, work on presentation of request for snow/ice freeze replacement
LCRA Easement - not finalized, SunGrow assisting with periodic maintenance
PEC Easement - not finalized, SunGrow assisting with periodic maintenance
Vista Hills - resident request for area behind homes to be added to scheduled maintenance
Service Request 439 replace bush/tree Sunbright / Baker

Purple Pipe Irrigation Retrofit - need update from Mike, pipe needs to be run under Sunbright

Landscape Maintenance Schedule Map: current version on portal – to be updated in September

3) Amenities (open, John, Richard, Don).

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

Jr. Olympic Lap Pool - deck surface spot repair 3/16 - total deck resurface moved to 2027

Wading Pool - deck surface spot repair 3/16 - total deck resurface moved to 2027

Pavilion - lighting - potentially adding cafe lighting (possible alternative is govee lighting)

Playground - fixtures all repaired and tightened. Re-mulching currently under consideration.

Dog Park - re-mulch completed

Multipurpose Field (proposed) - consideration moved to 2027 budget

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - pumps #5 & #1 waiting on parts, Tim monitoring water consumption,

water volleyball net to be installed in the north activity pool

Reunion Pavilion -

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

Lazy River - deck on punch list, freeze damage and repair under review

Splash Pad - pad surface repair and cleaning week of 3/16

Splash Pad Bathroom - investigating possible solutions and Caitlin will submit proposals to Board

Playground - walkway to parking is part of sidewalk repair list. Resident request for bathroom facility.

Individual Picnic Pavilions -

Community Ponds:

Sunfield Parkway Ponds - purple pipe pump installed, aeration system install by Volmer pending parts

Inkberry Pond - secondary "pond" has had drain trough cut, keep an eye on it drying out.

Neighborhood Playgrounds:

Summer Trail - fixtures all repaired and tightened. Re-mulching currently under consideration.

Azalea - fixtures all repaired and tightened. Re-mulching currently under consideration.

Greenway - fixtures all repaired and tightened. Re-mulching currently under consideration.

Autumn Sage - proposed - possible consideration in 2027

Northaven / Highlands - proposed - possible consideration in 2027

Garden Brook - proposed - possible consideration in 2027

Walking Trails - Lakeside Walkways / Gulley Walkway / Native Plant Walkway -

Lakeside Trail - backfill & hydro-mulch pending contractor (Caitlin to get update from Mike)

Gulley Bridge - backfill & hydro-mulch pending contractor (Caitlin to get update from Mike)

Native Plant Walkway - approved plant list revision completed, plant signage bid proposals under review

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

Sunfield MUD #1 / #2 / #3 / #4 -

SMUD #1 - Kia dealership north of Subaru, Tractor Supply expansion, Waffle House

SMUD #3 - reviewing proposal & cost for "No Parking" on segments of Sunfield Parkway, reviewing proposal for red curb painting in "No Parking" code areas (stop signs, fire hydrants, corner crosswalks)

SMUD #4 - lift station to have final GBRA review this month, LCRA & PEC easement to be added to SMUD Master maintenance quarterly responsibility when new contract is established in September.

Hays CISD - Sunfield Elementary School - mobile units - skirt & landscape - Alice continues to

communicate violation. New attendance zone revision removes north of Turnersville Rd.

(Turners Crossing) from Sunfield Elem. School

Hays County - Satterwhite Rd., and Turnersville Rd. Level-up surfacing completed.

City of Buda - stop signs on FM2001 - still waiting on response from Angela Kennedy

TXDOT -

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

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

Parking / Trailers - numerous ares reporting issues with commercial vehicles

ARC Review -

Landscape -

Resident Violation Reporting system - submit work order under "Miscellaneous"

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

March Event & Activity Calendar from Casey - lots of fun Spring Break activities

Resident Suggestions - island themed summer celebration at Sunfield Amenity Center with beverages, music, decorations, contests.

New Business / Other Business - Dan (10 min)

2026 Budget - discussed added line items, several budgeted amount questions

Closing comments and adjourn (5 min)