

# SCAAC Meeting Agenda

## Saturday April 11th, 2026 - Progress Coffee

### Call to order (5 min)

Attendance (in-person at Progress Coffee): Dan, Kelly, Tom, Martin, Clayton, John, Don, Robert, Richard, Joey

Attendance (Zoom): Doug, Jesse, Bill, Nyssa, Angie

Notified not available: Ryan, Tammi

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

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

Community Lighting - Emily working with Mike tracking lighting repair issues (*see lighting tracker addendum*)

Silver Pole (PEC) Sunfield Pkwy & Main - still sorting out power source, considering change to black pole.

Further discussion with Mike. May bore to supply power from existing pole.

West Gamble concrete light base with no pole needs to be added to the tracker.

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

Community Entrances - (*see masonry repair tracker addendum*)

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/ Phase 6 contractor.

Main St & Fire Cracker - column & retaining wall capstones: exploring repair option w/ Phase 6 contractor.

Community Bridges - (*see masonry repair tracker addendum*)

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

Sunfield Parkway - flickering column light - replaced driver - Beckett to return to determine issue, still flickering 4/6. Damaged light fixture repaired. Retaining wall capstone repair is being explored with Phase 6 contractor - needs to be added to masonry repair tracker.

Community Roadways -

Pepperbark Loop - Sinking Roadway - responsibility of MUD #3 - completed & open.

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.

Promenade Pkwy - Crosswalk striping at mid Lazy River parking: gathering proposal for crosswalk & handicap parking striping. MUD #3 approved budget for striping to be done in select Sunfield areas including roundabouts, lane lines (Sunfield Pkwy, Campo Del Sol), & cross walks.

Fire Hydrants - Per Caitlin red curb re-paint completed in phase 1 and 4, and almost done with Phase 2.

Additional fire lane paint ordered. Addressing only those previously painted red.

SCAAC working on map including fire hydrant identification numbers, existing red curb paint, and blue reflectors. Bill is working on a compilation of hydrant information & database of locations to be used for mapping. Red curb is roughly \$10 / foot. (See partial map addendum)

Signed "NO PARKING"- Sunfield Parkway - Main St. to Beechnut / Lemon Grass approved by SMUD 3

Curb Painting "NO PARKING"- SMUD #3 still under review for stop signs, corner crosswalks, and fire hydrants. Need to assess volume of each. SMUD 3 engineer would like data from SCAAC.

Street Lane Markings Painting - Sunfield Parkway, Campo Del Sol - to be part of overall striping plan 4/17

Sunfield Parkway & Sunwheat - requested dead-end be reconfigured with stone abutments & landscape.

Sugar Cane Rd & Papaya Dr. - requested dead-end be reconfigured with stone abutments & landscape.

Community Mail Centers - All repairs completed, no current issues

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - SCAAC continues to push for staining this fencing but it depends on mid-year budget balance. It will be revisited in July.

Neighborhood Entrances Fence Stain - completed per Caitlin / residents to identify with photo and address any additional fence segments missed in 2025 and enter as work order in the resident portal.

Community Sidewalks - \$20K budget approved, need to prioritize. Request a tracker similar to masonry repair.

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 as budget allows

Esperanza Gulley - moved to 2027

## 1) Infrastructure (continued)

### Community Signs -

- No Parking Sunfield Parkway segments to Main St. - SMUD #3 approved during 3/24 meeting, preliminary mapping has been developed and reviewed. Installation is pending contractor schedule.
- Inkberry Pond - completed installation of Resident Only / Catch & Release / Reclaimed Water Don't Drink
- Sunfield Conservation Reservoir - No Hunting - No Trespassing SMUD #3 approved during 3/24 meeting. Installation is pending contractor schedule.

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

### Installation Projects (new & overlooked):

- Main St. (water tower to Sunfield Parkway) - bore for irrigation then complete landscape by end of May.
- Native Plant Walkway - plant signage pending bid approval. Anticipate installation of signs in May.
- Backside of Lakeridge Neighborhood - slope covered with erosion control netting completed
- Lakeside Amenity Center connector walkways - Mike waiting on approval for silt fencing install / seeding. Requested in the meantime weeds be addressed.
- Gulley connector walkway & bridge - Mike waiting on approval and ETA from SunGrow Construction for backfill and hydro mulching. Requested weeds adjacent to sidewalk be addressed.
- 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-vid 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. SMUD 4 area will be added to September contract. SCA area to be added to SunGrow responsibility.
- Service Request - #439 replace bush/tree Sunbright / Baker

Purple Pipe Irrigation Retrofit - Mike indicates pipe needs to be run under Sunbright. @ May completion.

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

## 3) Amenities (open, John, Richard, Don) update all maps with Sugar Cane roadway bridge removed now just pedestrian bridge

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

- open 4/19 Jr. Olympic Lap Pool - deck surface spot repair completed - total deck resurface moved to 2027
- open 4/19 Wading Pool - deck surface spot repair completed - total deck resurface moved to 2027
- Event Pavilion - lighting - potentially adding cafe lighting (discussed govee as possible alternative)
- Playground - fixtures tightened, will re-check. Re-mulching proposal under review for midyear.
- Bathrooms - new keypad locks installed on both men's & women's bathrooms. Code remains the same.
- Performance Pavilion - trash can slats damage to be repaired, and landscape rocks to be refreshed.
- Dog Park - re-mulch completed
- Multipurpose Field (proposed) - consideration moved to 2027 budget

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

- open 4/15 Lazy River - all flow pumps operational, Tim monitoring water consumption which has improved. Water volleyball net to be installed in the north activity pool.
- Reunion Pavilion - litter from Easter to be cleaned up week of 4/6.

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

- Mid May Lazy River - deck on punch list, freeze damage repair parts on order, install, then balance water chemistry. Opening delayed until repairs are completed and water chemistry properly balanced.
- Splash Pad - pad surface repaired and cleaned. Fixture cleaning & repair week of 4/6
- Splash Pad Bathroom - investigating possible solutions and Caitlin will submit proposals to Board
- Playground - walkway to parking is part of sidewalk repair list. Bathroom by TDS under consideration.
- Individual Picnic Pavilions - currently no issues

### Community Ponds:

- Sunfield Parkway Ponds - purple pipe pump installed. Aeration system to be installed by Volmer in lower pond with upper pond aeration option if needed in the future. Installation pending system parts. Vegetation (grass) adjacent to dam will be addressed by dam contractor (per SMUD 3 Engineer)
- Landscape along Natchez adjacent to the pond - Mike coordinating w/ Bill @ SunGrow.
- Inkberry Pond - secondary "pond" has had drain trough cut, and fill applied. It is drying out.

### Neighborhood Playgrounds:

- Summer Trail - fixtures tightened, will re-check. Re-mulching proposal under review for midyear.
- Azalea - fixtures tightened, will re-check. Re-mulching proposal under review for midyear.
- Greenway - fixtures tightened, will re-check. Re-mulching proposal under review for midyear.
- Autumn Sage - proposed - possible consideration in 2027
- Northaven / Highlands - proposed - possible consideration in 2027
- Garden Brook - proposed - possible consideration in 2027

### 3) Amenities (continued)

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 - "No Parking" signs on segments of Sunfield Parkway approved, install pending contractor.

Reviewing red curb painting proposal for No Parking areas (stop signs, fire hydrants, crosswalks).

Vegetation adjacent to the dam will be addressed by the contractor of the dam.

SMUD #4 - lift station is operational. Pump & Haul operations ceased. LCRA & PEC easement to be added to SMUD Master maintenance responsibility when new contract is established in Sept.

Hays CISD - Sunfield Elementary School - checking restriction violation of mobile units (skirt & landscape) due to lawsuit for removal from Sunfield Commercial Association.

New attendance zone revision removes Turners Crossing from Sunfield Elementary School

New High School - opening postponed one year (to fall 2030)

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

Traffic Signal at Fire Cracker & Main St. to be installed mid-summer per HCDOT.

FM2001 Improvements Open House - April 23 4:30PM - 7:00PM. LINK: [FM2001 Meeting](#)

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

NOTE: Buda Wastewater Disposal - approved \$10M for pipeline to pipe effluent to Sunfield MUDs

LINK: [Buda Waste Water Effluent Line](#)

TXDOT - FM2001 Improvements Open House - April 23 4:30PM - 7:00PM

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

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

Parking / Trailers - numerous areas reporting issues with commercial vehicles. Submit photo & location as miscellaneous work order in the resident portal

Landscape - resident complaints about neighbor's lack of maintenance; Alice is issuing notifications and fines.

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

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

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

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

## Neighborhood updates 19/28 Neighborhoods (40 min) NOTE: confirmed 2026 Representatives in **BOLD**

Ashbury (**Michael Morales**)

Summer Trail (**Kelly Ekwurzel, Alexander King**) playground graffiti.

Azalea (**Miklos Gaal**)

Magnolia (*open*)

Rosewood (*open*) John entered irrigation leak work order in resident portal.

Creekview (**John Elwell**) JE: none currently

Greenfield (*open*)

Prairie View (**Doug Stoyko**) DS: none currently

Sun Valley (**Richard Galvan, Dan Butler**) RG: none currently DB: landscaping, walkway to circumvent pond

Lake View (*open*)

Primrose (*open*)

Greenway (**Rene Garcia**)

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

Garden Brook (**Clayton Knippa, Robert Wohlleber**) CK: none RW: parking, low flying drone along homes

Cobblestone (Madi Laboy)

Model Homes P3:S5 (**Don Osborne, Tom Storms**) DO: parking TS: parking by model homes

Autumn Sage (Lalit Tewari, **Joey Owmbly**) JO: none currently

Highlands (**Ryan Sapp**) RS: Main Street fence stain and landscaping, lawns, commercial vehicle parking

Northaven (**Zach Schaphorst**, Taylor James Lang)

Windridge (*open*)

## Neighborhood updates (continued)

Hidden Creek (**Natalie Brier**)

Vista Pointe (**Martin Rodriguez**) MR: sidewalk area landscaping not being maintained (weeds). Will submit work order in resident portal with photos and location.

Lakeridge (Melody Caluori Cipriano, **Ana Nyssa Bacia**, **Angie Bookout**) NB: issue with cars going around stopped school bus on Campo Del Sol bus stop at N Sugar Cane Rd. Request 4-way stop signs at intersection, at very least addition of "Bus Stop" warning signs. Lane striping on Camo De Sol northbound from N Sugar Cane to Sunfield Parkway.

AB: Crosswalks across Campo Del Sol being ignored by drivers, request Campo Del Sol have stop signs at intersection with N Sugar Cane Rd.

Rivers Edge (**Melissa Goodwin-Bell**)

Meadows (*open*)

Vista Hills (**Jesse Rodriguez**) JR: N/A

Benbrook (*open*)

Cedar Elm (*open*)

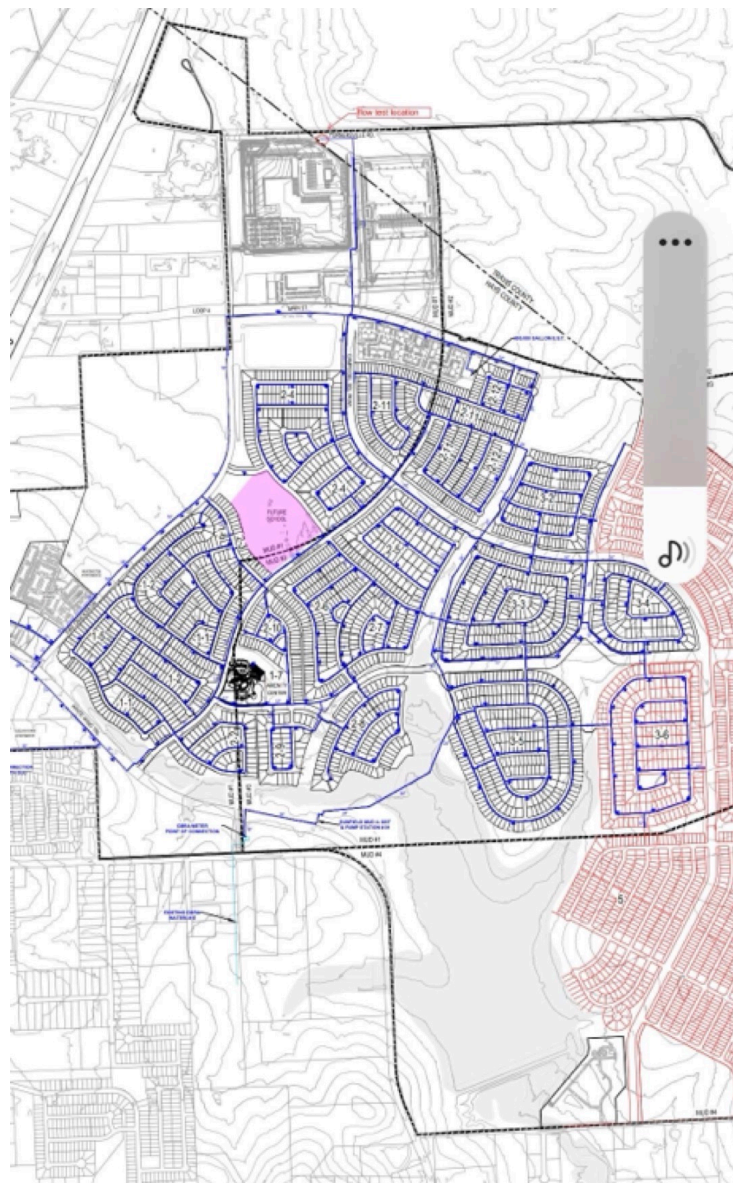
## New Business / Other Business - Dan (10 min)

2026 Budget - discuss budget questions; fencing and other maintenance.





## Closing comments and adjourn (5 min)

### Sunfield Fire Hydrant Map

### Lighting & Masonry Repair Trackers



Street Light Address	Phase	Section	Details	Contact	Status
Firecracker Road (opposite side of Starfield Market, pond side)			2 Missing head fixtures	Beckett	Approved - pending parts
Firecracker Road (by Starfield Market)			Missing Pole	Beckett	Approved - pending parts
Turnersville Road/Firecracker			Missing Pole	Beckett	Approved - pending parts
Firecracker Road across US FOOD entrance/exit			Missing pole	Beckett	Approved - pending parts
Sunbright Amenity Center Parking Lot #1			Light out	Beckett	Approved - pending underground repair
Sunfield Parkway Bridge Lamp			Light out	Beckett	Approved - pending more parts to complete repair
Sunfield Pkwy Column (sunfield logo - top right closest to pond)			Light out	Board	Approved - pending more parts to complete repair
Campo Del Sol Bridge Lamp			Light ON	Beckett	REPAIR COMPLETED AND ON
147 Sugarberry Drive	4	2	Light ON	M&C/PEC	REPAIR COMPLETED AND ON
157/161 Durian Loop	5	4	Light ON	PEC	REPAIR COMPLETED AND ON
242 Sugar Cane Road	5	2	Light ON	M&C/PEC	REPAIR COMPLETED AND ON
727 Papaya	5	1B	Light out	Inframark	Approved - Awaiting response from Inframark
414 Wild Pecan Loop	4	2	Damaged Wire	Inframark/PEC	Approved - Waiting on response from Inframark
Main St/Sunfield Pkwy			Light pole head missing	PEC	Approved - Mike said it has been submitted to PEC and will follow up

Sunfield Masonry						
Issue	Location (street)	Photo	Action	Date	Completed	Notes
Edge needs to be sealed	Sunbright Blvd – Exit Heading out, first one on right		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
Top is detached	Sunbright Blvd. – Exit Heading out second one on right		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
Edge missing	Sunbright Blvd. – Exit Heading out, 7th one on the right		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
Panel missing.	Sunbright Blvd – Entrance Heading in, first iron fence		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
Cracked masonry	Sunbright Blvd. – Entrance Heading in		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
Needs to be realigned	Behind Pond View masonry moved		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		

<b>Needs to be realigned</b>	Behind Pond View – masonry moved from bottom		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Damaged fencing</b>	Behind Pond View		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Masonry damaged</b>	Behind Pond View		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Edge missing</b>	Behind 411 Pond View		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Edge missing</b>	Sundown Ave./Firecracker		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Top missing</b>	Sundown Ave./Firecracker		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
			Sample of lid.	04/06/2026		
<b>Edge missing</b>	Aura Drive/Firecracker		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Edge missing</b>	Aura Drive/Firecracker		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		
<b>Edge missing</b>	Main street/Firecracker		Sent to Mike to coordinate contractor that is working in Phase 6 for repair.	04/06/2026		