

SCAAC Meeting Agenda

Saturday May 9th, 2026 - Progress Coffee

Call to order (5 min)

Attendance (in-person at Progress Coffee): **Dan, John, Robert**

Attendance (Zoom):

Notified not available: **Tammi, Richard**

Neighborhood updates 19/28 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: status of development around Inkberry Pond*

Greenfield (*open*)

Prairie View (**Doug Stoyko**)

Sun Valley (**Richard Galvan, Dan Butler**) *RG: nothing, DB: Natchez to be weed whacked / mowed*

Lake View (*open*)

Primrose (*open*)

Greenway (**Rene Garcia**)

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

Garden Brook (**Clayton Knippa, Robert Wohlleber**). *RW: parking - issue by stop signs and crosswalks*

Cobblestone (Madi Laboy)

Model Homes P3:S5 (**Don Osborne, Tom Storms**)

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

Highlands (**Ryan Sapp**)

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

Windridge (*open*)

Hidden Creek (**Natalie Brier**)

Vista Pointe (**Martin Rodriguez**)

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

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

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 working with Mike tracking lighting repair issues*

Silver Pole (PEC) *Sunfield Pkwy & Main - needs light-head from PEC, Mike to follow-up.*

Black Pole (SCA) *Firecracker, warehouse, missing head, pole @ Turnersville, all on list for repair 2026*

Mike is working with contractor-Beckett

Community Entrances - *(see masonry repair tracker addendum) no 2026 budget for this*

Sunbright Column - *lighting, still working on identifying a power source, request for light pole on corner*

Sundown Avenue - *column capstones no budget Mike 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. Retaining wall capstone repair no budget, being explored with Phase 6 contractor.*

Community Roadways -

Roadway Repair - Sunbright Blvd / Campo Del Sol / Sunfield Pkwy:

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 some areas of Sunfield which include roundabouts, lane lines, and cross walks.

Fire Hydrants - Per Caitlin red curb re-striping completed.

SCAAC members working on map including assessment of fire hydrant identification numbers, existing red curb paint, and blue reflectors. Bill is working on a compilation of hydrant information & database of locations which can be used for mapping. Roughly \$10 / foot.

Caitlin confirmed some repainting of "No Parking" at some fire hydrants on Campo Del Sol were missed and will have the porters paint this month.

Signed "NO PARKING"- Sunfield Parkway - Main St. to Beechnut / Lemon Grass approved by SMUD 3 Curb Painting "NO PARKING"- SMUD #3 reviewing for stop signs, corner crosswalks, fire hydrants.

Waiting on data from SCAAC.

Street Lane Markings Painting - Campo Del Sol part of overall re-striping plan.

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

Sugar Cane Rd & Papaya Dr. - developer has confirmed plan to install bollards and landscaping, along with parking and add a stop sign making the intersection a three-way stop.

Community Mail Centers - no current issues other than some compartments need to be relocked & keyed

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - SCAAC continues to push for staining this fencing but depends on budget balance

Neighborhood Entrances Fence Stain - residents identify additional fence stain need w/ photo and address

Community Sidewalks - \$20K budget approved, need to prioritize. To start and complete in June.

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 444 sidewalk repair Everglade/Palm

Service Request 445 sidewalk repair Bayberry/Beechnut

Service Request 446 sidewalk repair Bayberry/Big Leaf

Lakeside Playground parking connector - to be included as part of 2026 as budget allows

Community Signs -

No Parking Sunfield Parkway segments to Main St. - SMUD #3 approved, pending May installation.

Inkberry Pond - completed installation of Resident Only / Catch & Release / Reclaimed Water Don't Drink

Sunfield Conservation Reservoir - No Hunting - No Trespassing installed by FM2001.

Considering additional mitigation to no trespassing and access from Ginger Street.

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

Installation Projects (new & overlooked):

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

Native Plant Walkway - plant signage pending sign receipt (61 signs), plans to install end of May.

Ron Titus has walked the walkway and flagged lost plants for review by Caitlin & SunGrow.

Lakeside Amenity Center connector walkways - Mike waiting on approval for silt fencing install / seeding.

Requested in the meantime weeds be addressed. Alice provided photos to Mike to address weeds.

Gulley connector walkway & bridge - Mike waiting on approval and ETA from SunGrow Construction for backfill and hydro mulching.

Natchez Dr - sidewalk along pond - Mike communicating with SunGrow Construction contractor on plan.

SunGrow has missed mowing - to be addressed.

Repair & Maintenance Projects:

LCRA Easement - not finalized, SunGrow assisting with periodic maintenance

PEC Easement - not finalized, SunGrow assisting with periodic maintenance

Vista Hills - sidewalk and area behind homes to be added to scheduled maintenance

Service Request - #439 replace bush/tree Sunbright / Baker

Purple Pipe Irrigation Retrofit - pipe & pump system installation complete, need power activated.

Goforth water discontinued.

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 -

Wading Pool - water features operational. Suggest removing inoperable valve wheels and capping valves.

Event Pavilion - cafe lighting plan in process

Playground - fixtures tightened. Re-mulching proposal under review for midyear.

Bathrooms - ok

Performance Pavilion - trash can repaired, landscape rocks still need to be refreshed.

Dog Park - ok

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - **Water volleyball net installed, volleyballs available from pool monitors. Issue with bird poop.**
Pavilions - **ok**
Bathrooms - **vandalism addressed, supply closet now secured.**
Reunion Pavilion - **ok**

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

Open mid May Lazy River - **pumps installed, water chemistry balanced, waiting on VFD controller installation, deck on contractor punch list.**
Splash Pad - **fixtures cleaned and repaired, outer fixture flow controller on order.**
Splash Pad Bathroom - **investigating possible solutions and Caitlin will submit proposal to Board**
Playground - **walkway to parking is part of sidewalk repair list. Bathroom by TDS under consideration.**
Individual Picnic Pavilions - **ok**

Community Ponds:

Sunfield Parkway Ponds - **aeration system to be installed by Volmer pending electrical connection**
Vegetation (grass) adjacent to dam will be addressed by contractor (per SMUD 3 Engineer)
Landscape along Natchez adjacent to the pond - Mike working with SunGrow.
Inkberry Pond - **secondary "pond" is now dry.**

Neighborhood Playgrounds:

Summer Trail - **re-mulching proposal under review for midyear.**
Azalea - **re-mulching proposal under review for midyear.**
Greenway - **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**

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

Lakeside Trail - **backfill & hydro-mulch pending contractor, walk with Caitlin**
Gully Bridge - **backfill & hydro-mulch pending contractor, walk with Caitlin**
Native Plant Walkway - **plant signage bid proposal approved**

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

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

SMUD #1 - **Review of amenity center property registration.**
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).
Review of amenity center property registration.
SMUD #4 - **Review of amenity center property registration. LCRA & PEC easement to be added to SMUD Master maintenance responsibility when new contract is established in Sept.**

Hays CISD - Sunfield Elementary School - skirt & landscape budget approved, to be executed over summer.

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. turn lane added.

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

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

Buda Wastewater Disposal - effluent to be piped to Sunfield MUDs

TXDOT -

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

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

Parking / Trailers -

Landscape -

Resident Violation Reporting system - **submit work order under "Miscellaneous" with description**

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

May Event & Activity Calendar from Casey - **community campout**

Resident Suggestions -

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

Closing comments and adjourn (5 min)