

SCAAC Meeting Agenda

Saturday June 13th, 2026 - Progress Coffee

Call to order (5 min)

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

Attendance (Zoom): Doug, Rene, Bill, Angie

Notified not available: Richard, Tammi, Nyssa, Jesse

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 list (attached).

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 - Capstones have been documented and set to Mike to see if contractor working in Phase 6 can come repair these. (attached)

Sunbright Column - lighting, still working on identifying a power source, request for light pole on corner Sundown Avenue - column capstones.

Main St & Fire Cracker - column & retaining wall capstones.

Community Bridges - Capstones have been documented and set to Mike to see if contractor working in Phase 6 can come repair these. (attached)

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. All four retaining wall capstones need repair, Caitlin to determine who is responsible..

Community Roadways -

Roadway Repair - Ginger St roadway issues seem to be mounting. – This is in the process of getting repaired. This also happened on Papaya, repairs were completed and no additional issues since repairs.

Sunbright Blvd / Campo Del Sol / Sunfield Pkwy: Aaron Jones has indicated segments of all three will be repaired mid 2026. A follow-up email requesting status sent 6/13/26.

Roadway Markings - Sunfield Pkwy - crosswalk striping at mid Lazy River parking and Promenade Pkwy - crosswalk striping at mid Lazy River parking and handicap parking striping. Request has not yet been approved by the board to move forward.

Approach board of SMUD #3 & SMUD #4 again regarding addition of bus stop caution sign or 4-way stop signs at Sugarcane N and Campo Del Sol.

Fire Hydrants - Caitlin confirmed repainting of “No Parking” at some fire hydrants on Campo Del Sol were missed and will have the porters paint this month. Porters to touch up only. Looking at options for other striping requests. 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. Request neighborhood representatives map and collect data of fire hydrants for their neighborhood. John to email information. Signed “NO PARKING”- Sunfield Parkway - Main St. to Beechnut / Lemon Grass installed by SMUD 3 Curb Painting “NO PARKING”- SMUD #3 reviewing for stop signs, corner crosswalks, fire hydrants.

Waiting on data from SCAAC. Curb Painting is roughly \$10 / foot.

Street Lane Markings Painting - Campo Del Sol center line and lane line striping is in process per Mike.

Sunfield Parkway & Sunwheat - requested stone columns, guardrail, & landscape for terminus.

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 - Emily performed a May audit & a number of compartments to be relocked & keyed

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - Caitlin will try to work in some staining & repair as budget allows. Email board.

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

Community Sidewalks - \$20K budget for approved list (attached). 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

Community Signs -

No Parking Sunfield Parkway segments to Main St. - Installation complete.

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) - **completed**

Native Plant Walkway - **plant signage pending sign receipt (61 signs), plans now to order in June.**

Ron Titus, Dan, and Caitlin walked the walkway and flagged additional lost plants for replacement.

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

Weeds addressed. Dan & Caitlin walked and identified issues. **Caitlin to review with Mike.**

Gulley connector walkway & bridge - **Mike waiting on approval and ETA from SunGrow Construction for backfill and hydro mulching. Dan & Caitlin** walked and identified issues. **Maintenance to be adjusted.**

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

Tree Nut Loop - **looking at possible solutions (? river rock). Technically the homeowner's responsibility.**

Repair & Maintenance Projects: **NOTE: residents to identify and request specific landscape replacement**

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 with new contract.**

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

Purple Pipe Irrigation Retrofit - **pipe & pump system reinstallation appears complete, needs to be activated.**

Use of Goforth water for front of Sunfield has been discontinued.

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

3) Amenities (**open**, John, Richard, Don) "Open Status" website under review. Gate admission system under review. [link](#)

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

Jr. Olympic Lap Pool - **ok**

Wading Pool - **pump motor replaced. Considering removing inoperable fixture valve wheels and capping valves.**

Event Pavilion - **cafe lighting plan in process - 6/10 review resulted in more formal proposal.**

Playground - **fixture status audit in June (Tim). Re-mulching proposal under review for midyear.**

Bathrooms - **ok**

Performance Pavilion - **landscape rocks still need to be refreshed.**

Dog Park - **ok**

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - **Issue with bird poop to be addressed by pool maintenance & pool monitors.**

Gate and interior facility engagement to be reviewed with all pool monitors.

Pavilions - **ok**

Bathrooms - **ok**

Reunion Pavilion - **ok**

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

Lazy River - **UV system repair pending, heaving deck on contractor punch list.**

Splash Pad - **new outer fixture flow controller installed.**

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

Playground - **Bathroom proposal by TDS under consideration, to be reviewed by board.**

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 - **ok**

Neighborhood Playgrounds:

Summer Trail - **fixtures to be audited by Tim & porters, re-mulching proposal under review for midyear.**

Azalea - **fixtures to be audited by Tim & porters, re-mulching proposal under review for midyear.**

Greenway - **fixtures to be audited by Tim & porters, 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 / Gulley Walkway / Native Plant Walkway - **update master community map**

Lakeside Trail - **backfill & hydro-mulch pending contractor, walked with Caitlin, issues to be addressed**

Gulley Bridge - **backfill & hydro-mulch pending contractor, walked with Caitlin, issues to be addressed**

Native Plant Walkway - **reviewed lost material to be replaced on walk with Caitlin, plant signage to be ordered**

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

Sunfield MUD #1 / #2 / #3 / #4 - **Review of amenity center property registration by all MUDs.**

SMUD #1 -

SMUD #3 - **"No Parking" signs on segments of Sunfield Parkway installed.**

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

SMUD #4 - LCRA & PEC easement to be added to SMUD Master maintenance responsibility when new contract is established in Sept / Oct.

Hays CISD - Sunfield Elementary School - skirt & landscape budget approved, to be executed over the 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 - installation in process.

TXDOT -

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

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

Landscape -

Rental Property - registration monitored by Autumn, get count by neighborhood.

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

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

June Event & Activity Calendar from Casey - summer concerts have begun

Resident Suggestions -

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: parking, Inkberry Townhome status

Greenfield (*open*)

Prairie View (**Doug Stoyko**) DS: N/A

Sun Valley (**Richard Galvan, Dan Butler**) DB: N/A

Lake View (*open*)

Primrose (*open*)

Greenway (**Rene Garcia**) RG: SR #472, Inkberry Pond service access damage & unauthorized, trash can needed

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

Garden Brook (**Clayton Knippa, Robert Wohlleber**) CK: N/A

Cobblestone (**Madi Laboy**)

Model Homes P3:S5 (**Don Osborne, Tom Storms**) DO: N/A TS: parking by model homes ? red curb striping

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**) MR: landscape missing along select walkways

Lakeridge (**Melody Caluori Cipriano, Ana Nyssa Bacia, Angie Bookout**) AB: Lakeside Amenity Parking,
Striping of crosswalks at both Sugar Cane & Ginger and Sugar Cane & Durian Loop, mail center parking.

Rivers Edge (**Melissa Goodwin-Bell, William Eiland**) WE: pot holes on Ginger

Meadows (*open*)

Vista Hills (**Jesse Rodriguez**)

Benbrook (*open*)

Cedar Elm (*open*)

New Business / Other Business (10 min)

Activity in Phase 6C and in SMUD #2 related to Bright Light Blvd. (Main St. extension).

Closing comments and adjourn (5 min)