

SCAAC Meeting Agenda

Saturday July 11th, 2026 - Progress Coffee

Call to order (5 min)

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

Attendance (Zoom): **Doug, Bill, Jesse, Rene**

Notified not available: **Kelly, Tammi, Nyssa, Angie, Martin**

Neighborhood updates 13/28 Neighborhoods (40 min)

Ashbury (*open*)

Summer Trail (Kelly Ekwurzel, Alexander King)

Azalea (*open*)

Magnolia (*open*)

Rosewood (*open*)

Creekview (John Elwell) **JE: Inkberry Townhomes, parking, fire hydrants**

Greenfield (*open*)

Prairie View (Doug Stoyko) **DS: nothing new**

Sun Valley (Richard Galvan, Dan Butler) **DB: nothing new, Natchez landscape**

Lake View (*open*)

Primrose (*open*)

Greenway (Rene Garcia) **RG: Inkberry Pond walkway**

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

Garden Brook (Clayton Knippa, Robert Wohlleber) **RW: parking, Lakeside staff July 4th 3:00PM (only 1 person)**

Cobblestone (*open*)

Model Homes P3:S5 (Don Osborne, Tom Storms) **DO: parking is better - neighborly communication**

Autumn Sage (Joey Owmbly)

Highlands (*open*)

Northaven (*open*)

Windridge (*open*)

Hidden Creek (**Valerie Guerrero**)

Vista Pointe (**Martin Rodriguez**)

Lakeridge (Ana Nyssa Bacia, Angie Bookout)

Rivers Edge (Melissa Goodwin-Bell, **William Eiland**)

Meadows (*open*)

Vista Hills (**Jesse Rodriguez**) **sidewalk completed, fence stain inconsistent**

Benbrook (*open*)

Cedar Elm (*open*)

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

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

Community Lighting - **Emily** working with Mike tracking lighting repair issues (see list).

Silver Pole (PEC) **Sunfield Pkwy & Main** - needs light-head from PEC

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

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

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

Sundown Avenue - **column capstones** (see list)

Main St & Fire Cracker - **column & retaining wall capstones** (see list)

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

Campo Del Sol – **light out** – replacing driver for repair

Sunfield Parkway – **flickering column light** - replaced driver - still flickering.

All four retaining wall capstones need repair, Caitlin and SMUD determining who is responsible.

Community Roadways -

Roadway Repair - **Ginger St** roadway

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.

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 - "No Parking" at some fire hydrants on Campo Del Sol. Plans are porters touch up only existing No Parking curbs. 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. John is working on a compilation of hydrant information & database of locations which can be used for mapping.

Creekview - completed

Prairie View - completed

Sun Valley - completed

Greenway - TBD

Whisper Ridge - completed

Garden Brook - completed

Model Homes - TBD

Highlands - TBD (Dan)

Hidden Creek - TBD

Vista Hills - TBD

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.

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 -

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - **Email board.**

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

Community Sidewalks - \$20K budget for approved list (attached). Waiting on final bid.

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 433 ?, 434 sidewalk repair Bayberry/Beechnut, and 435 Bayberry/Big Leaf

Community Signs -

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

Sunfield Conservation Reservoir - No Hunting - No Trespassing installed by FM2001. Access @ Ginger St.

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

Installation Projects (new & overlooked):

Main St. (water tower to Sunfield Parkway) - **completed**

Native Plant Walkway - **plant signage pending sign receipt (61 signs).** Ron Titus, Dan, and Caitlin walked the walkway and flagged additional lost plants for replacement. Update: Caitlin to review priority w/Ron

Lakeside Amenity Center connector walkways - **Status update:**

Gulley connector walkway & bridge - **Status update: pending SMUD**

Natchez Dr - **landscape sidewalk along pond.** Mowing has been 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 - Sunfield Parkway system now operational.

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

3) Amenities (**Dan**, John, Richard, Don) **Gate admission system under review.** [link](#)

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

Jr. Olympic Lap Pool - **addressed pest control and mid season cleaning 7/6**

Wading Pool - **Investigating removing inoperable fixture valve wheels and capping valves.** Add trash cans.

Event Pavilion - **cafe lighting plan in process - seeking bids from electrical contractors.**

Playground - **re-mulching to be completed in July , SMUD 1 investigating bonds for parks**

Bathrooms - **ok**

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

Dog Park - **ok**

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - addressed pest control and mid season cleaning 7/6, #4 pump VFD fan replacement in process
Automatic chemical feeder issue addressed, leak to be repaired 7/10.
Gate and interior facility engagement to be reviewed again with all pool monitors.
Pavilions - ok
Bathrooms - ok
Reunion Pavilion - ok

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

Lazy River - addressed pest control and mid season cleaning 7/6, UV system repair pending, heaving deck on contractor punch list.
Splash Pad - to be closed for surface repair, delay due to issue with insufficient material, follow-up
Splash Pad Bathroom - Caitlin continuing to investigate possible solutions & 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.
Vegetation (grass) adjacent to dam will be addressed by contractor (per SMUD 3 Engineer)
Landscape along Natchez adjacent to the pond (Mike).
Inkberry Pond - mowing and treatments being applied to control midges. (discussed at SMUD 3 meeting)
What is oxygenation level, how is aeration verified?
Main Street Pond - Parking on grass access via curb cut on Fire Cracker.

Neighborhood Playgrounds:

Summer Trail - re-mulch to be completed in July, see June equipment audit
Azalea - re-mulch to be completed in July, see June equipment audit
Greenway - re-mulch to be completed in July, see June equipment audit
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, walked w/ Caitlin 6/10, issues to be addressed
Gulley Bridge - backfill & hydro-mulch pending contractor, walked w/ Caitlin 6/10, issues to be addressed
Native Plant Walkway - walked w/ Caitlin & Ron 6/10 reviewed replacement material & signage order.
Caitlin reviewed with developer and will work with Ron for priority of partial replant.

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

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

SMUD #1 - investigating bonds for parks. Discussed Buda wastewater effluent line & terminus.
SMUD #3 - discussed actions being taken to address midges around Inkberry Pond.
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. Buda effluent line terminus.

Hays CISD - Sunfield Elementary School - skirt & landscape being installed.

New attendance zone revision removes Turners Crossing from Sunfield Elementary School
New High School - opening postponed one year (to fall 2030)

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

City of Buda - fire station signals installed - still waiting on removal of stop signs on FM2001

Buda Wastewater Disposal - effluent to be piped to Sunfield MUDs - installation in process.
Funding grant for Main Street received for 2029 construction.

TXDOT -

5) Rules & Regulations - (Dan, Nyssa, Angie)

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

Landscape -

ARC Review - ask Caitlin and board revisit the fee structure and have tiers based on complexity.

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 and Dive-In movies

Resident Suggestions -

New Business / Other Business (10 min)

Closing comments and adjourn (5 min)