SCAAC Meeting Agenda

Saturday October 10th, 2026 - Progress Coffee

Call to order (5 min)

Attendance (in-person at Progress Coffee): John, Richard, Dan, Clayton, Robert, Don, Martin
Attendance (Zoom): Kelly, Rene, Bill, Angie
Notified not available: Doug, Tammy, Nyssa, Jesse

Neighborhood updates 15/28 Neighborhoods (40 min)

Ashbury (Demetrise Hubbard)
Summer Trail (Kelly Ekwurzel, Alexander King) KE: nothing new
Azalea (*open*)
Magnolia (*open*)
Rosewood (*open*)
Creekview (John Elwell) JE: nothing new
Greenfield (*open*)
Prairie View (Doug Stoyko)
Sun Valley (Richard Galvan, Dan Butler) RG: construction vehicles, Natchez landscape
Lake View (*open*)
Primrose (*open*)
Greenway (Rene Garcia) RG: gulley mowing, parking on Silktassle, car with flat tire for months
Whisper Ridge (Tammi Claycamp, Bill Kennedy) BK: nothing new
Garden Brook (Clayton Knippa, Robert Wohlleber) CK: nothing new. RW: parking, roof tarp, Frontier, park
Cobblestone (*open*)
Model Homes P3:S5 (Don Osborne) DO: parking, owner / renter
Autumn Sage (Joey Owmby)
Highlands (*open*)
Northaven (*open*)
Windridge (*open*)
Hidden Creek (Valerie Guerrero)
Vista Pointe (Martin Rodriguez) MR: Tree Nut Loop landscaping
Lakeridge (Ana Nyssa Bacia, Angie Bookout) AB: nothing new
Rivers Edge (Melissa Goodwin-Bell, William Eiland)
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)

Community Lighting -

Silver Pole (PEC) (see list)
*** PEC is still negotiating contract and until then no new heads will be serviced.
Black Pole (SCA) (see list) Beckett waiting on parts. Some 2026 budget & some 2027 budget

Community Entrances - (see list).

*** Mike Francis is getting with Contractor on masonry repairs attached
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).

1) Infrastructure - continued

Community Bridges - (see list).

Campo Del Sol –

Sunfield Parkway – All four retaining wall capstones need repair.

Community Roadways -

Roadway Repair - Sunbright completed, Campo Del Sol completed.

Roadway Markings - Campo Del Sol, Sunfield Parkway roundabouts, crosswalks & no parking at Sugar Cane @ Lakeside Amenity - all completed

Fire Hydrants - 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	Garden Brook - completed
Whisper Ridge - completed	Highlands - Dan & Don to survey
Summer Trail - Kelly to survey	Model Homes Don & Dan to survey

Curb Painting "NO PARKING"- SMUD #3 to review for fire hydrants, stop signs, and corner crosswalks. Waiting on data from SCAAC.

Sugar Cane Rd & Papaya Dr. - Landscape pending.

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

Community Mail Centers - . Aura Drive center light out and several boxes need repair

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - developer aware and investigating possible oversight, ABC proposal

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

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

*** This has not been approved just yet to move forward

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 434? sidewalk repair Bayberry/Beechnut, and 435? Bayberry/Big Leaf added to list.

Discussed SMUD #3 order regarding sidewalk maintenance

Community Signs -

Campo Del Sol & Sugar Cane Nth - 4-Way stop under review by SMUD #4 board. Board seeking property owner input on addition of the stops signs at the intersection.

Phase 5 - installation of remaining monuments - developer determining location for stone monuments

Phase 6 - neighborhood names and monuments - developer determining location for stone monuments

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

Installation Projects (new & overlooked):

Native Plant Walkway - plant signage on order and fall replacement approved and SunGrow to install asap.

Cherrystone Loop - landscape along exterior walkway loop

*** Mike is getting with Construction team to hydro mulch

Natchez Dr - landscape along pond and cut-through to Sunfield Parkway

*** Mike checking in with Construction team to see if this was a part of original plan to schedule install

Tree Nut Loop - looking at possible solutions.

Esperanza - Leadtree Loop Gulley connector walkway & bridge - status of backfill and hydro-mulch

*** Mike stated it has been hydro mulched and it should grow back along the sidewalk. Caitlin will keep an eye on it as well.

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

Vista Hills - sidewalk and area behind homes to be added to scheduled maintenance with new contract.

Service Request -

Purple Pipe Irrigation Retrofit - system operational, west Sunfield landscape now irrigated by effluent

Landscape Maintenance Schedule Map: current version on portal – updated 10/26 version uploaded in portal. Additional update to incorporate areas added to new SMUD contract.

3) Amenities (**Dan,** John, Richard, Don) 3rd porter Brandon Gutierrez

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

Jr. Olympic Lap Pool - open only for lap swimming 5-9AM. Resurface included in proposed 2027 budget.

Wading Pool - closed for the season. Resurface included in proposed 2027 budget.

Working on solution for capping valves.

Event Pavilion - cafe lighting materials all received, install the week of 10/19.

Performance Pavilion - add rock to hardscape

Dog Park - fence repair - Mike working with contractor to see when he can get this completed

Multi-Purpose Field - included in proposed 2027 budget.

3) Amenities - continued

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - closed for the season. all pumps operational
Pavilions - ok
Bathrooms - ok
Reunion Pavilion - ok

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

Dead palm trees and landscape removed, some landscape replacement in 2027 landscape repair budget.
Lazy River - closed for the season.
Splash Pad - closed for the season. off-season surface replacement by original contractor under warranty.
Splash Pad Bathroom - still investigating possible solutions.
Playground - waiting for approval to do off-season trial at Lakeside, will need to be parked on street.
Individual Picnic Pavilions - ok

Community Ponds:

Sunfield Parkway Ponds - aeration system. Plant with aquatic vegetation. Repair vegetation (grass) adjacent to dam. Landscape along Natchez adjacent to the pond.
Main Street Pond - Parking on grass access via curb cut on Fire Cracker - waiting for MUD approval for installation of bollards and chain
Inkberry Pond - aquatic vegetation planting completed. Parking in service area - bollards & chain to be installed and landscape and irrigation repaired once Main Street barrier is approved by SMUD 1.
Sunfield Lake - Service access fenced restriction installed. Perimeter landscape maintenance added to master SMUD maintenance map.

Neighborhood Playgrounds: addition to 2027 budget for additional playground equipment

Summer Trail - ok
Azalea - ok
Greenway - ok
Autumn Sage - resident input.
Northaven / Highlands - resident input.
Garden Brook - resident input.

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

Lakeside Trail - issues of erosion and turf still to be addressed.
Gulley Bridge - issues still to be addressed.
Native Plant Walkway - signs to be installed and partial plant replacement in Oct., November 15th Native Plant Walk preview of plant walk, signs, and website.

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

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

SMUD #1 - Buda wastewater effluent line & detention pond in process.
SMUD #3 - approved restricting access to service area of Inkberry Pond. Contract with Oteka for plants
SMUD #4 - LCRA & PEC easement to be added to SMUD Master maintenance responsibility.

Hays CISD - Sunfield Elementary School - skirting installed, landscape still not installed.

New High School - opening fall 2030.

Hays County - Traffic Signal at Fire Cracker & Main St. waiting on contractor schedule

City of Buda - Buda Wastewater Disposal - effluent to be piped to Sunfield MUD 2 - installation along Main St.

TXDOT - removal of stop signs on FM2001 (City of Buda work complete).

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

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

Rental Properties - current lease must be on file

ARC Review - required for all exterior modifications

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

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

October Event & Activity Calendar from Casey -
Resident Suggestions - Halloween Golf Cart Parade - watch Sunfield Resident facebook for updates

New Business / Other Business (10 min)

Sunfield Community Association annual meeting 7:00PM, Nov. 9th, held at Buda City Hall.

Closing comments and adjourn (5 min)