



# Shady Hollow Highlights

Shady Hollow  
Home Owners Association

The Official Publication of the Shady Hollow Homeowners Association

## Thanksgiving Fitness & Fun



Mark your calendars for our 9th Annual Shady Hollow 5k Turkey Trot Fun Run! This is a family friendly 5K run/walk or 1 mile run/walk in the neighborhood. Kids and adults of all ages and fitness levels are welcome!

Date: Thanksgiving Day, November 25th  
Place: Gatling Gun Park-11403 Gatling Gun  
Time: 8:30 a.m.  
Register: <https://www.eventbrite.com/e/shady-hollow-turkey-trot-tickets-189292357537>

### 5th Annual Thanksgiving Kickball Game

After running the Annual Shady Hollow Turkey Trot Fun Run and before the big feast, join us for a family-friendly game of kickball! Team Turkey Legs –vs.- The Canned Yams Kickball Game. The Turkey Legs wear BLACK. Canned Yams wear ANY COLOR EXCEPT BLACK.

Date: Thanksgiving Day, November 25th  
Time: 12:15 p.m. Please arrive on time. The oven is on!  
Place: Community Center located at 3303 Doe Run  
Register: [IMPORTANT: Please pre-register under your desired team.](#)

Adults & Kids of all ages welcome!



Continued on Page 7

#### IN THIS ISSUE

- Page 2 - President's Corner
- Page 4 - SH MUD News
- Page 5 - Constable's Corner
- Page 11 - 12 - Board Minutes

**BOARD MEETING**  
**Thursday, November 18th**  
**Communtiy Center**  
**3303 Doe Run**  
**7PM**

Thanksgiving Day  
Thursday, November 25th



*Gratitude turns what we already have into enough*

# Thanksgiving Day Turkey

By Betty Crocker Kitchens



**H**appy Holidays! After a very successful Halloween, thanks to the staff and Events Chair Jamie Rygg and volunteers, it's on to the holiday season, which will return in full swing this year.

In the newsletter and on our Nabr site, you'll find information about the Thanksgiving 5K Fun Run and the Thanksgiving Kickball Game. At last report, they are looking for more players for kickball so sign up and join in! It's a great way to work off your Thanksgiving dinner calories and to get together with your neighbors.

Realtor Dena Davis is generously repeating her Pumpkin Pie Giveaway to the community - a great way to snag a dessert and to thank her for her contributions to the community!

Over the winter holidays, the Girl Scouts have scheduled their annual holiday parade and toy drive to benefit Brown Santa. Shady Hollow has always been a great supporter of the Travis County Sheriff's Office Brown Santa program. Here is a chance to make your contribution of toys and to be entertained by the parade as well! Come on out and welcome Santa to Shady Hollow!

Your Homeowners' Association is getting into the holiday spirit as well with a drive-through photo op with Santa Claus and mini-Gingerbread House giveaway.

The holidays are a great opportunity to take stock of the many people who make Shady Hollow a great place to live. Our neighbors top the list, and we thank everyone for their support and their patience over some difficult times during the past couple of years. Our staff, made up of Association Manager Amy Loughrey, Office Manager Melanie Boudreaux, and Tonke Casarez work hard to keep our amenities in top shape, to ensure that the homes reflect the standards of the community, and to enhance the sense of community. Our eleven-member board oversees the association and volunteers in many areas to improve the neighborhood. And our list would not be complete without recognizing the Shady Hollow MUD's sponsoring of a dedicated constable, Ken Rush, Emergency Services District 5 fire department, and our local and state government representatives, County Commissioner Ann Howard, State Representative Vikki Goodwin, and Constable Stacy Suits. I am especially thankful to live in unincorporated Travis County, Texas!

On behalf of the SHHOA board of directors and staff, I'd like to wish you all the happiest and safest of holidays.

Best Wishes,

## Current Board Members

### PRESIDENT

Joan Allen

### VICE PRESIDENT

Russell Downey

### TREASURER

Geoff Lawson

### CO-SECRETARY

Jim Bateman

Jamie Rygg

Jim Downing

Laura Kennedy

Mary Ellen Mathis

Sunil Shenoy

Clay Zelisko

Jason Zirkle

---

## Shady Hollow Highlights

### EDITOR

Amy Loughrey

### LAYOUT

Shady Hollow HOA

### PRODUCTION

[www.PrintShoppe.net](http://www.PrintShoppe.net)

### ARTICLE & AD DEADLINE

Last day of the month

### SHADY HOLLOW HOA

3303 Doe Run

Shady Hollow, TX 78748

O: (512) 280-6623

E: [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org)

W: [www.shadyhollow.org](http://www.shadyhollow.org)





# MERRY & BRIGHT SOCIALY DISTANCED *Drive Through Santa Stop*

Load up the family for an unforgettable FREE holiday photo event! Santa will be there to greet each car, hand out a small gift for each child, and create a zany photo opportunity by standing next to the car while your kids hang out the window for the photo!

SHADY HOLLOW COMMUNITY CENTER  
3303 DOE RUN 78748  
DECEMBER 4TH | 1PM -3PM  
PLEASE REGISTER AT:

<https://www.eventbrite.com/e/shady-hollow-santa-stop-drive-thru-tickets-211950137567>

Please consider bringing a donation of food, gift card or a toy to benefit Travis County Brown Santa!



SHADY HOLLOW  
HOMEOWNERS ASSOCIATION

DENA  
DAVIS  
TEAM

DAVIS COMPANY  
REAL ESTATE



# Shady Hollow MUD Meeting Minutes

By Shady Hollow MUD Board Secretary Cindy Nettles



The MUD Board held its regular monthly meeting on October 5, 2021 at 3303 Doe Run.

In response to questions from resident Larry Gove regarding water and wastewater rates, Mr. Evans explained that the Board had worked with a rate consultant to set the rates and that all Board members participated in the process. The Board explained the District was in the process of collecting wastewater data for possible wastewater averaging going forward. Resident Karen Taylor stated her belief that more residents should attend Board meetings to be informed about the District's activities. Director Tomme noted that information regarding the time and place of meetings is posted on the District's website and at the community center. The Board discussed citizens' suggestions to increase participation by residents. Resident Kim Schiess made several suggestions regarding possible ways to provide more information to residents in the future.

Deputy Rush explained an incident from September, where an aggressive dog attacked and bit a resident of the Shady Hollow Estates. The dog was later caught and tested for rabies.

The Board briefly discussed its decision to temporarily reduce coverage under the security contract with the Constable's Office because of financial constraints. Constable Suits has notified the county of the revision which reflects a slight decrease in patrol hours.

The Board reviewed the analytics report on the District's website. Director Tomme noted that an article on winter wastewater averaging had been published on the website.

Mr. Swanks reported all facilities within the District were operating as expected. He stated he is working to obtain a quote for a new radar sign on Brodie.

Sign up for MUD Notices!  
WWW.SHMUD.ORG  
(512) 280-6622



---

## Welcome New Residents

Dan Aguilar  
Lauren Gillespie  
12204 Sheriff Court

Christopher Brown  
Jennifet Sauer  
3108 Sasparilla Cove

Kimberley Lasserre  
11404 Esperanza Drive

Hector and Valeria Morones  
3216 Fort Worth Trail

Bradley and Jacqueline Reeves  
11400 Silmarillion Trail

Michael and Catherine Romanelli  
3707 Apache Forest Drive

Jena Michels  
Laura Stude  
11506 Hobbiton Trail

Michael Sanchez  
4002 Reynosa Drive

Marissa and Adam Upchurch  
11529 Gun Fight Lane

---

## SHADY HOLLOW CLUBS

### Camp Gladiator

Join this fun group for an outdoor workout class at the Community Center. Classes are held;

M, W, F at 8:15 a.m.

Tuesday at 4:15 p.m.

Thursday at 4:15 p.m.

For more information, please contact Brooke:

brookeherr@campgladiator.com

### Dance

Join this fun group for an outdoor dance class at the Community Center. Dance classes are:

Tuesday at 6:30 p.m.

Wednesday at 6:30 p.m.

Saturday Cardio at 10 a.m.

Saturday Dance class at 11 am-

For more information, please contact Monica at:

dancewithmonicaatxinfo@gmail.com

### Yoga

Classes of focused stretches that help you find your inner peace. Adults classes meet in the Community Center. :

Tuesday at 9 a.m.

Friday at 9 a.m.

For more information, please contact Pam: asana2om@gmail.com

### Jazzercise

Aerobic dance instruction to improve endurance. Adults classes will meet in the Community Center:

MW 8:00 a.m.\*

MTWThF 9:00 a.m.\*

MTWTh 5:15 p.m.\*

SAT 8:30 a.m.\*

SUN 4:30 p.m.\*

\*when space availability permits

For more information, contact

Kristin Templeton at:

jazzerciseshadyhollow@gmail.com

## Shady Hollow MUD



### Constable Rush's October Report



- Traffic enforcement at various locations, patrols of common areas & greenbelts, community contacts;
- Complaint of multiple abandoned vehicles-contacted owner (Reynosa); disturbance call (Hobbiton); red-tagged vehicle with multiple flat tires (Sesbania);
- Assist TCSO: cleared alarm call (Carnelian); removed dead coyote from sidewalk (Brodie/Shady Valley).

### Come Join the Shady Hollow Genealogy Club

The Shady Hollow Genealogy Club generally meets at 7:00 p.m. on the 3rd Tuesday of odd-numbered months (January, March, May, July, etc.) – the next meeting is tentatively scheduled for November 16th. We hope to have a guest speaker Zoom into the meeting. For more info, contact Jim Downing jim@jadowning.com.



# Pumpkin Pie Giveaway

In gratitude to our community, we invite you to come pick up a FREE pumpkin pie. To accept your delicious baked good, please register by: November 12th.

**Register Here!** [www.DavisCompany.com/Events](http://www.DavisCompany.com/Events)

Curbside Pick Up @ Doe Run Community Center  
3303 Doe Run, Austin, Texas 78748  
November 19th | 3 PM - 7 PM

**DENA DAVIS TEAM**  
DAVIS COMPANY REAL ESTATE



Please help us support the Central Texas Food Bank by bringing a non-perishable food item when you come to pick up your pie.



**Dena Davis**  
Broker, Realtor  
[DavisCompany.com](http://DavisCompany.com)  
512 - 686 - 3348

## Architectural Control Committee Election

The Shady Hollow HOA will be conducting an election for the following Architectural Control Committees:

Section 3A-2&3  
Section 5-1  
Section 5-2

Members of these Sections who are in good standing, may submit their name for the ballot no later than Tuesday, November 30, 2021 by 5PM.

Please submit your name, address, phone and email to the Association Manager at [gm@shadyhollow.org](mailto:gm@shadyhollow.org).

Thank you,  
Jason Zirkle  
Shady Hollow ACC Coordinator

Susana is a Hair Stylist having over 25 years experience in the hair industry. Her goal is to make you see how beautiful and powerful you are. She specializes in precision cutting with close attention to detail and enjoys working with clients to create individualized styles to meet their needs. Susana loves to customize colors for each individual client, keeping up to date with the latest trends and techniques and offers hair services of all types for men and women. Mention this AD and receive 25% off all haircuts.

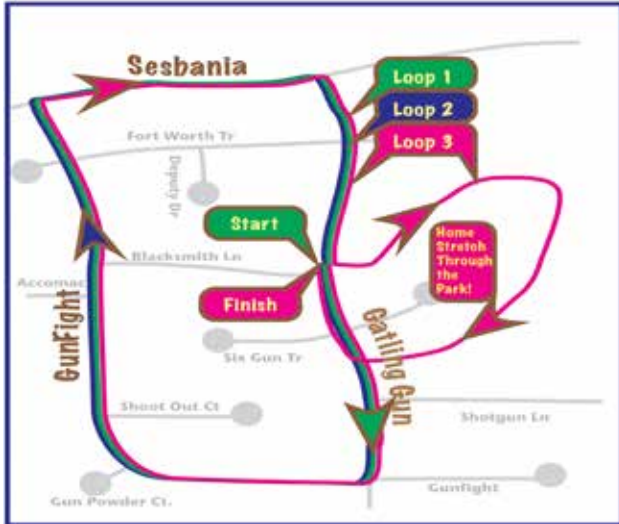
Please call Susana @ 512-731-8513.





## Shady Hollow Turkey Trot

Choice of 5k or 1 mile run/walk  
5k = 3 loops (2 x .9 mile loops + 1 x 1.3 mile loop)  
1 mile = 1 x .9 mile loop



## Shady Hollow HOA Board of Directors Annual Election

Any SHHOA member in good standing is eligible to run for the Board. The Shady Hollow Board of Directors meet each month on the 3rd Thursday at 7 p.m.

Should you decide to run for the Board, please submit a written statement of interest, contact information, a biography and photo to the HOA Office by Friday, December 10, 2020 by 5 p.m.

Information may be e-mailed to [shadyhollow@shadyhollow.org](mailto:shadyhollow@shadyhollow.org) or delivered via US mail or via hand delivery to the SHHOA office located at 3303 Doe Run, Austin, TX 78748. Applications can be put in the drop-box adjacent to the front door or brought to the HOA office.

## Shady Hollow Holiday Parade

Hosted By Girl Scout Troop 44002

Benefitting Brown Santa

*Gifts in most need: mind puzzles, hair irons, make up, board games, sports equipment, basketballs, soccer balls, volley balls, etc.*

December 4th

11:00 AM

The parade starts at El Dorado and Saddle Mountain Trail and ends at Capistrano Pool



# Shady Hollow Board Minutes

By Shady Hollow Board Secretary Jamie Rygg

## Shady Hollow Homeowners Association

October 21, 2021

--DRAFT--

### Board Members Present:

Joan Allen, Geoff Lawson, Jim Bateman (7:22pm), Jamie Rygg, Jim Downing, Sunil Shenoy, Clay Zelisko, Jason Zirkle

**Staff in Attendance:** Amy Loughrey

**Board Members Absent:** Russell Downey, Laura Kennedy, Mary Ellen Mathis

**Others in Attendance:** Clasine Dickson, Tom Dickson

**Legend:** CC – Community Center, HOA – Homeowners Association, GM – General Manager

**Meeting Start:** 7:01 p.m.

### Current Agenda

MOTION to approve the current agenda by Jim Downing, seconded by Clay Zelisko. Approval Unanimous.

### Previous Minutes

MOTION to approve the minutes from September 9, 2021, and September 16, 2021, by Sunil Shenoy, seconded by Jason Zirkle. Approval Unanimous

### Citizen Communication

Clasine and Tom Dickson: Expressed concerns with the tennis courts being used for league play.

### General Managers Report – Amy Loughrey

#### Administration

- 60-day late notices were sent to 17 members. These members will be assessed a late fee if payment on account is not received by the end of October.
- GM is working on 2022 annual budget items. Several major items have been reviewed and were put out to bid such as insurance, landscaping, and trash services.
- 46 Resale of homes recorded through the end of September 2021 (Revenue for 48 properties on record). We have exceeded the budget for 2021 for fees associated with this process.
- Architectural Permits through September 2021 are 158 qty.

#### Shady Hollow HOA – Covenants, Conditions and Restrictions:

- The HOA issued 44 covenant violation notices during September 2021. A letter was sent from our attorney to one property owner who the HOA could not locate and notices for requests to comply with CCR for exterior home and yard maintenance were returned in the mail. Currently, the HOA attorney is in communication with the owners to hopefully bring a resolution.

#### Parks and Common Areas,

##### GATLING GUN:

- We are scheduled to remove trees and perform tree trimming the first week of November. We are waiting on irrigation estimate from Austin Irrigation Specialists before proceeding with repairs and completing landscaping. Upgrade to electrical power was done to provide electrical for Halloween event.

##### CAPISTRANO:

- We have an irrigation leak behind the toddler park adjacent to the tennis courts. We anticipate that we may see several additional irrigation lines break over the winter due to the age of our irrigation systems and the intensity of freezes in the area.
- Eagle Scout project for the toddler park is still being coordinated through Bruce Kennedy

##### DOE RUN/COMMUNITY CENTER:

- We have replaced the emergency EXIT signs and completed fire extinguisher inspections. The windows that were broken by our landscaper have been replaced and re-tinted. The community center is still fully engaged with reservations and requests are still incoming daily for use of the facility. We are still waiting to fully review the estimates received to resurface, re-fence, and upgrade the lighting to the sport court. Proposals will be reviewed for scope of work, accessibility/capability of vendor and overall project estimate.

##### SH WEST:

- Discount Fence has been scheduled to complete several small repairs on the dog park fence before the warranty expires.

##### CAPISTRANO POOL:

- The investigation of a pipe leak was found to be a hose bib. The repair was done by our maintenance staff and local resident at a significant savings vs hiring a leak detection firm.
- The pool cabana (restrooms and storage) repairs are underway. We have begun a small amount of remediation for mold that was growing in the attic space and installation of new water heater. The sheetrock and painting will be the next phase.

##### SPECIAL EVENTS:

- Upcoming: Shady Halloween – We will need lots of help to put on a spooktacular event! Please consider volunteering to help organize, obtain sponsors, or assist the night of the event. Please sign up at: <https://www.sigupgenius.com/go/30e0f4fa4a92fabf94-halloween>
- Happy to let everyone know the annual Shady Hollow Turkey Trot and Shady Hollow Thanksgiving kickball game will be occurring. To learn more information or to sign up for the events, please go to:  
Shady Hollow Turkey Trot in Gatling Gun Park: <https://www.eventbrite.com/e/shady-hollow-turkey-trot-tickets-18929357537>



# Shady Hollow Board Minutes

## Continued

- Shady Hollow Thanksgiving Kickball Game: Please pre-register under your desired team Team

### Treasures Report – Geoff Lawson

#### Bank accounts/Balance Sheet

Our register balance in our Chase Bank operating account as of 9/30/21 was \$520,152.56. The balance was reconciled to the QuickBooks ledger by both me and the Heyman CPA firm. Our reserve accounts as of 9/30/21 held \$184,906.60 in our Chase Reserve Account and \$211,705.88 in our CD at TDECU. Therefore, total reserve accounts for the period aggregate to \$396,612.48. We transferred \$8,216.67 from our operating account to our reserve account at Chase Bank in accordance with the funding plan detailed in our Jan 2021 reserve study.

#### Revenue

· On a Cash Basis presentation, Line #2 total revenue for the month ending 9/30/21 was \$62,133.47 versus budgeted revenue of \$37,950.00 Assessment revenue for the period was more than budgeted because of higher assessment collections (\$55,204.53 vs budget of \$35,000.00 and higher resale certificate and transfer fee income (\$3,800 actual versus \$1,900 budgeted)  
· Facility fees were significantly up for the month (\$1,450 versus \$400 budgeted)  
· Overall, net income for the month aggregated to \$14,066.22 versus a projected net income of -\$17,591.82. The delta between actual and projected net income is the result of higher actual revenue for the period.

#### Expenses

Professional services expenses (category 60300) were only slightly over budget for the month (\$3,738.75 versus budgeted \$3,400.) Our legal expense was lower than projected for the month (\$1,863.75 vs budgeted amount of \$2,500.00). Accounting expense was higher than normal at (\$1,875 versus budgeted amount of \$900.) Software Subscriptions (category 60510) represents an annual subscription payment for Tops One which is our integrated platform for doing our assessment mail outs/architectural permits/communications/CCR violations. The 2022 budget has been adjusted to indicate that this payment will be due in September. Thereby making our monthly budget more accurate Repairs and Maintenance at the pool (category 70022) had a balance of -\$2,122.40. This reflects our net insurance recovery for the plumbing leak that damaged the ceiling of the pool cabana.  
Lifeguard Salaries (category 70120) were \$5,963.48 actual versus budget of \$15,190.00. This variance reflects the early closing of the pool versus the previous year.

#### MRI Expenditures

· There were no MRI expenditures for the month.

#### Committee Report

1. Executive, Joan Allen – Did not meet.
2. Finance, Geoff Lawson – Did meet.
3. Recreation, Laura Kennedy – Did not meet.
4. Pool, Sunil Shenoy – Did not meet.
5. Community Center, Russel Downey– Did not meet.
6. Welcome, Mary Ellen Mathis – Did not meet.
7. Policy, Russell Downy – Did not meet.
8. Architectural Control, Jason Zirkle – Did not meet.
9. Traffic, Clay Zelisko – Did not met.
10. Events Committee, Jamie Rygg – Met with General Manager and volunteers to plan and discuss Halloween event.
11. Long Range Planning, Jim Downing – Did meet and will share during new business.

#### NEW BUSINESS

##### -Report from Long Term Planning Committee on Pool Cabana Meeting

- Presentation by Jim Downing regarding Long Term Planning Committee Meeting discussion as well as potential ideas for the pool cabana.

##### - Review of 2022 Annual Budget

- Discussed and reviewed budget for 2022  
- No MOTION needed at this time.

#### OLD BUSINESS

##### - Discuss update to property survey of 3902 Capistrano Trail/Park

- Presentation regarding meeting with City of Austin.  
- Site Survey Exemption was denied by the city.  
- No MOTION needed at this time.

Adjourned to executive session at 8:28 pm

#### EXECUTIVE SESSION ITEMS

- Called to order at 9:18 pm

- Update on collections, covenant violations, personnel matters, and potential litigation (may take up in open session)  
- Back to order at 9:28 pm - No MOTION needed at this time.

#### MEETING ADJOURNMENT

- MOTION to adjourn by Jamie Rygg, seconded by Clay Zelisko. Approval Unanimous. Meeting ended 9:29 pm

Shady Hollow Homeowners Association  
 3303 Doe Run  
 Austin, TX 78748

### NOVEMBER 2021

SU	MO	TU	WE	TH	FR	SA
	1	2 yoga 9a	3	4	5 yoga 9a	6
7	8	9 yoga 9a	10	11	12 yoga 9a	13
14	15	16 yoga 9a	17	18 hoa board meeting 7p	19 yoga 9a	20
21	22	23 yoga 9a	24	25 hoa offices closed happy thanksgiving	26 yoga 9a	27
28	29	30 yoga 9a				

### DECEMBER 2021

SU	MO	TU	WE	TH	FR	SA
			1	2	3 yoga 9a	4
5	6	7 yoga 9a	8	9	10 yoga 9a	11
12	13	14 yoga 9a	15	16	17 yoga 9a	18
19	20	21 yoga 9a	22	23 hoa board meeting 7p	24 yoga 9a	25 happy holiday
26	27	28 yoga 9a	29	30	31 yoga 9a happy holiday	

all events are held at the community center unless otherwise noted