



# Canyon Call

The official newsletter of the Sunset Canyon Land Owners Association ● Spring 2007  
www.sunsetcanyon.org

## INSIDE

President's Message .....	2
Join the Welcome Committee .....	2
Minutes From the Annual Meeting .....	2
Do You Own a "Nassour" Lot? ...	4
Sunset Canyon Sheriff's Report .....	4
Spring is Just Around the Corner .....	5
Sunset Canyon Annual Garage Sale .....	5
Easter Egg Hunt .....	5
In Brief .....	6

## The 20th Anniversary of Drippings Springs Founders' Day

The Biggest Local Event of the Year!

The local Founder's Day will be held in downtown Dripping Springs on April 20-22. This will be the 20th year that the event has been held. Included in this year's events will be the big parade on Mercer Street on Friday afternoon/evening. The parade gets bigger every year. The annual BBQ Cook-Off will be held on Friday afternoon, Saturday all day, and Sunday. There will be about 80 cooking teams in this event. Come enjoy the smoke and great food. There will be arts and crafts, dances, and contests galore. Many food and drink vendors will be in attendance. There is usually a carnival in town for the kids and young at heart. Bring money!

This is a very nice event over a three-day period. If you are new to the area you should plan on attending if possible.

continued on page 5

## Highway 290 Progress Report

The Sunset Canyon Land Owners Association (SCLA) has been in contact with the Texas Highway District Office Engineer to find out about progress on signals and center turn lanes for Highway 290. By the time this article appears in our newsletter MOST OF THE WORK WILL HAVE BEEN DONE (We hope).

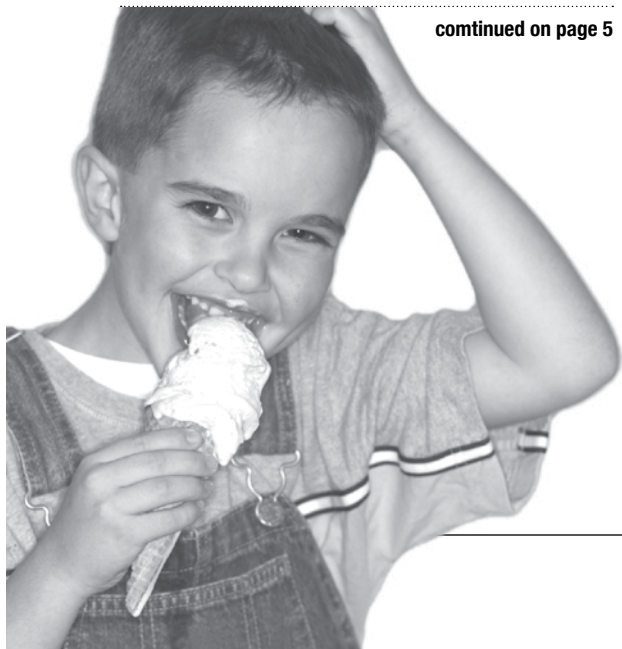
As you are well aware by now, Highway 290 is being widened with a center turn lane. This lane goes for about 1.6 miles through the Sunset Canyon subdivision area from about .6 miles east from Trautwein Road to the Center Lake Business Park and about 1.0 mile west of Trautwein Road to an area past Canyonwood Drive.

We have asked for as many grassy areas as possible rather than concrete slopes. The angle of the slope and the ability of the Highway Department to mow those areas determine this.

When work on the road is finished we will try to do a better job of maintaining the three Sunset Canyon entrance areas. Since we do not own these properties we are limited to the improvements that we can do. We do have some of our area residents that have volunteered to help with the upkeep.

In addition to the turn lane a traffic light has been placed at the intersection of Highway 290 and Sunset Canyon Drive. This will be of great value to those of you who have trouble turning out of our Section I and Section II/III (South) entrances. The turn lane will greatly assist those people who turn left into existing roads and businesses in this area.

These improvements have caused some problems initially because of the construction but the work is close to being finished. We still ask that all our residents drive safely in construction zones. The traffic light and others that may follow will possibly slow the trip to and from Austin for our residents, however they may save our lives and the lives of our children and other family members. ●





## President's Message

Hello and welcome to the first issue of the Canyon Call Newsletter for 2007. First I would like to thank David McGlamery for his excellent job as president during the last year. Thanks, David, for a job well done.

The Association was very active with many members back when the subdivision was newer but, as the subdivision aged, so did the original owners and interest lagged. Now we are seeing a resurgence in the membership and interest in the association. We are going to make an effort to further increase our membership in 2007.

Our subdivision is getting older and one problem with getting older is the requirements of more maintenance. Our entrance signs need attention. Phil and Dorothee Auldridge have volunteered to repaint and landscape the main entrance sign at Sunset Canyon Drive North. We appreciate their interest but this still may not be enough.

The sign face fell out of the Sunset Canyon West sign last year. Gary and David put it back in place, but if it failed the other two signs may fail at any time. The increase in membership should provide us some surplus funds, which we can earmark to maintaining and improving our signs and other infrastructure issues that may arise.

Go out and talk to your neighbors who may not be a member. Encourage them to join and remind them

that, should they attend our annual Oktoberfest with their family, they will get back the entire cost of their membership.

You will hear the argument that we are a voluntary organization with little power. While that is true, the more members we have the more powerful we will become. The owners of the Nassour Lots are required by deed restrictions to maintain their membership in the Association. We are going to continue to pursue getting a larger percent of the Nassour lot owners to join the Association.

Activities planned for 2007 include: The Garage Sale and the Easter Egg Hunt (see page 5). We will also be looking for residents to host a "National Night Out" later in the year. We will be planning our annual family Oktoberfest. Last year we discussed an adults only evening. If we find sufficient interest we will pursue this function.

The Association put together a great slate of officers for 2007 and being elected to lead this fine group honored me. I am looking forward to a pleasant and rewarding year of growth in the Association. ●

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## Volunteer Opportunities

### Welcome Committee

The Welcome Committee can always use new helpers in each section. Call Sandy at 858-5637 if you would like to assist in your area. She will provide you with gifts to pass out and all the information packets that you need. ●

### Get your name in print!

Enter the rewarding world of newsletter production! The *Canyon Call* needs a new guiding hand. If you are interested in producing our newsletter, email Kim at kahawk@austin.rr.com. ●

## Minutes From the Annual Meeting

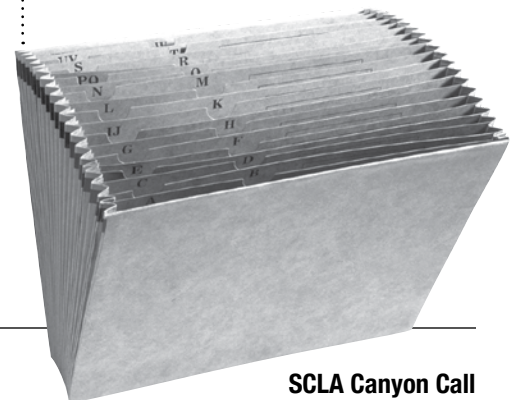
The Annual SCLA meeting was held Thursday, February 28th, 2007. There were 55 people in attendance.

President David McGlamery called the meeting to order.

### Sheriff's report.

The meeting began with a talk by Sheriff Bridges. He informed the group that the Sheriff's department is requesting additional officers. The Sheriff's Department has also begun a program called School Watch. Representatives from the Sheriff's department come to different schools in the area to talk about school safety. They talk to students, faculty and administrators about how to keep their schools safe by learning how to be aware of what is happening. The Sheriff's office also offers a "Citizen's Sheriff's Academy" which educates people about law enforcement in Hays county. Kim Hawk, media, will be a liaison with the Sheriff's department in forwarding their emails to homeowners who request to be added to the listserve. To be added to the list, contact Kim at kahawk@austin.rr.com

Resident Kathryn Cothorn expressed concern about how dangerous the intersection of 290 and HWY 12 are. Most people either do not notice or observe the reduce speed limit sign. Sheriff Bridges was sympathetic to the situation, but the Sheriff's department is not able to staff someone to watch the intersection.



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Another great service of the Sheriff's department is that they will check on your home when you are out-of-town. Call the non-emergency number 393-7896 to request to have someone check on your house.

Sheriff Bridges also thanked SCLA for supporting the Neighbor's Night Out program.

Dave recognized all the individuals in Sunset Canyon who have hosted Neighbor's Night Out at their house.

### **Committee Reports**

Mark Ridley, treasurer, provided everyone with a financial statement showing our income and expenses during the past year as well as projected expenses for 2007. Our ending balance for 2006 was \$4,303.77. Our projected ending balance (based on projected expenses is \$4,448.77).

Sandy Hale provided the following information regarding new homeowners visited during 2006: Section I — 7; Sections II and III — 17; Section IV—16; Section—25. Total homes visited: 65

Remaining homes that still need to be visited: Section I— 8; Sections II and III—11; Section IV—9; Section V—20. Total homes yet to be visited: 48

Robert George gave a data management report:

There were 128 members in the SCLA for 2006. This comprises 19% of the 678 landowners. Of the 141 Nassour lot owners, only 32 were members of SCLA in 2006.

The 2006 membership has been the lowest since we started keeping records in 1998.

Beginning in 2007 we have 98 members from our Annual Meeting announcement newsletter mailing for a good start to 2007 membership. Of the 2007 members, 30 are Nassour

lot owners, or 21% of the 141 Nassour lot owners.

Robert emphasized that the information on the database is confidential and information can be excluded from the Sunset Canyon Directory upon request.

Resident Edith Austin volunteered to coordinate garage sale that will be held on April 14th.

### **Headwaters at Barton Creek Report**

Jim Millard, an SCLA landowner is a liaison with the Headwaters at Barton Creek development. He brought us up-to-date on the latest information regarding the development.

The Development plans on putting 1000 houses on 300 acres. The frontage acreage on HWY 290 will be developed commercially. There is a total of 1600 acres.

The community will have a Municipal Utility District and there are plans to build an elementary school. The undeveloped land will be under the auspices of the Hill Country Conservancy.

Currently, SOS is contesting the environmental impact of the water treatment plant. Jim thinks this will be resolved in 60 days and ground breaking will probably begin at the end of 2007. It will probably take 4-6 years for total development. There will be a fence separating the 2 developments. The undeveloped land will be accessible to the public.

It is not known at this time if there will be a traffic signal. Jim invited landowners to join him on the committee and can contact him at [jmillard@austin.rr.com](mailto:jmillard@austin.rr.com).

### **Miscellaneous**

a. Dave talked about the ugly cement siding on 290. He is hoping that it can be replaced

with mulch and landscaping that would not require mowing.

b. One of the homeowners wanted to know who owns the land on either side of the storage units on 290. Robert says he can check a database to find out who owns the lots. The homeowner mentioned concerns about the PAVE Tech company and any harmful chemicals they may be discharging. It was suggested that the homeowner contact TCEQ.

c. Volunteer to maintain entrance. Thanks to Phil Auldridge for agreeing to maintain the North Entrance.

d. There was heated discussion about dealing with homeowners who violate deed restrictions. The board explained that all complaints should be sent to the board. A board member will write a letter informing the homeowner that they are out of compliance. Gary Hale, vice president, also explained that houses, even in the same sections have different restrictions. He also explained that Larry Miller, the architectural review person, reviews all plans that are submitted. He informs the builder if parts of the plan are out of compliance.

e. Debbie Rothschild recognized Kim for doing a great job and to let everyone know that there will be a new and improved website online for April 15th. It is hoped that the website will be kept up-to-date and have a community forum involving our members.

### **Elections**

President ● Weldon Jarrett  
Vice President ● Dave McGlamery  
Secretary ● Debbie Rothschild  
Treasurer ● Ben Fletcher  
Newsletter/Website ● Kim Hawk  
Gary Hale ● Infrastructure



## Do you own a “Nassour” Lot?

Questions have arisen about certain lots within Sunset Canyon sub-division that are commonly referred to as the “Nassour” lots. We will try to give you a brief explanation. The facts are as accurate as can be remembered.

Sunset Canyon was first developed by Mr. L. O. Jackson and his sons starting in about 1982 with the first section called Sunset Canyon, on the north side of Highway 290. Mr. Jackson’s sales office was where the present Sunset Canyon Baptist Church is located.

The first codes, covenants, and restrictions (CC&R), more commonly known as deed restrictions were filed in October 1982. Eventually several more sections were developed which included Sections II & III (referred to as South) on the South side of Highway 290, Section IV, located behind Section I, and finally Section V (referred to as West) to the west of Section I. This final section was developed starting about 1985.

There were four different sets of deed restrictions that cover the

Sunset Canyon sub-division. One set for Section I (called Sunset Canyon), a set for Sections II & III (South), another one for Section IV, and finally a set for section V (West). Generally speaking they are similar in nature but there are some differences. All of the Sunset Canyon lots that front on Highway 290 are commercial and may have different restrictions. The three lots that have entrance signs are not owned by the Sunset Canyon Landowners Association (SCLA). They are privately owned commercial lots.

About the “Nassour” lots. In the late 1980’s, during a downturn in the economy, the original financial lenders repossessed many of the remaining unsold lots in Sunset Canyon. Certain investors later purchased many of these lots. Some of these lots are referred to as the “Nassour” lots because the trustee that signed the amended CC&R’s was a man named Jimmy Nassour.

The amended CC&R’s were executed on February 16th, 1993. There are a total of 159 lots in Sunset Canyon that are referred to as “Nassour” lots. These lots are all over our sub-division, with eight being in Sec. I, three in Sec. II, 39 in Sec. III, 18 in Sec. IV, and 91 in Sec. V.

The main changes in the amended CC&R’s refer to architectural review, which was originally done by the Jacksons, and restrictions on lots. The lot restriction changes refer to size of residences, driveways, garages, roofs, mailboxes, and a requirement to join the SCLA.

In summary, you may or may not own a “Nassour” lot. You do have some restrictions that are different from other sections within Sunset Canyon. And finally, you may have different restrictions from the neighbor on each side of you, if you or a neighbor owns a “Nassour” lot. ●

## Sunset Canyon Sheriff’s Report

We have had several reported incidents in Sunset Canyon in the last several months. It was recently reported that there were suspicious people in the area selling magazines door-to-door. The Sheriff’s office has been notified and an investigation has been made. One of our local Deputies did see the people and talked to them. Area residents are being asked to report to the Sheriff any knowledge of people who are in the area going door-to-door. If you don’t know the person at your door, do not open it and tell your children to be cautious.

Several times in the past year we have had trouble with street signs and mailboxes being damaged or destroyed by vandals. This has occurred on Hidden Hills Drive, on Sunset Canyon Drive South, on Roy Creek, and possibly other streets. If you have had problems with damage please report it each time and get an investigation done. We are now getting additional patrols in our sub-division. The most important defense is the eyes and ears of our alert residents.

Crime Watch programs and our Neighborhood Night Out program are both important tools for us to use in combating crime and bad behavior.

Our association (SCLA) has a very good working relationship with the Hays County Sheriff’s Department and the Crime Control Unit headed by Deputy Pam Robinson. The officers attend our meetings, our activities, and they come to our Neighborhood Night Out parties in August. We are very fortunate to have an excellent and experienced Sheriff and many dedicated deputies that patrol our roads and neighborhoods.

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Crime in Sunset Canyon has been very limited for the past 20 plus years. As our area gets more populated we will continue to experience some minor increases in vandalism and some minor property crimes. Neighbors watching out for each other are our greatest asset in fighting these types of crime. Meet your neighbors and watch for strangers. Call the sheriff's office and report any suspicious activities. ●

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## Spring is Just Around the Corner

For the new people that have just moved into the area it is getting close to the time you can plant a garden and put your new spring plants out. Normally this area is frost-free after March 15th of each year. However you can get caught with a light freeze up to about April 1st. Start getting ready but watch the weather reports.

As you are probably now aware we have a BIG DEER PROBLEM. Not big deer but a big problem with deer. Any plants and flowers MUST be protected. Gardens must have fences at least 6 feet or higher. Tomato plants and other young tender plants will disappear over night if you are not very careful.

Good luck and be sure to share your fresh vegetables with all your neighbors. ●

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## Founders' Day

continued from page 1

Everyone has lots of fun. The food is great and there are lots of vendors to visit. Parking is some times hard to find if you get there late, so plan on coming early. Parking in the triangle area (Old VFD, New Veteran's Hall) will be available for \$5.00 on a first come basis.

This event has been held for many years and honors the founders of the town of Dripping Springs. It started out small and is now a very BIG event with lots of local people and many visitors attending. ●

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## Sunset Canyon Annual Garage Sale

The Sunset Canyon Land Owners Association (SCLA) will sponsor an upcoming garage sale for any and all our members or residents of our area. The event is being coordinated by one of our members, Edith Austin (Section V). The date is **Saturday, March 31st**. The event will be in the AMM Collision Center parking lot on the south side of Highway 290.

The cost for SCLA members is free and the cost for non-members is \$10.00, paid in advance. SCLA will place ads in the Austin and the local papers prior to the event and we will put out garage sale signs on Highway 290 both east and west of the event. There will be a big garage sale at the Sunset Canyon Baptist Church on the same day so there should be lots of customers. All profits are yours!

This has been a very successful event for the past several years. Everyone has had a great time and has made a little extra spending money. Plus you get to do Spring cleaning of your garage and storage sheds to make room for stuff you buy at the next garage sale!

You can get more information and can reserve a space by contacting Edith Austin at 858-0988 or [austin\\_opholders@hotmail.com](mailto:austin_opholders@hotmail.com). Spaces will be on a first come basis. Edith will help you with any questions. ●

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## Easter Egg Hunt

There will be a FREE Easter Egg Hunt for our local Sunset Canyon children on **Saturday, April 7th**. Weather permitting.

The location will be: 1103 Oak Meadow Drive (Sunset Canyon West).

The time: Activities start at 9:30 AM and Egg Hunt at 10:00 AM.

**PLEASE BRING EGG BASKETS FOR YOUR CHILDREN.**

There will be three groups of children that will start the hunt simultaneously.

Group 1: 1, 2, and young 3 year olds

Group 2: 3, 4, 5 years olds

Group 3: 6, 7, 8 year olds

There will be lots of eggs and one golden egg per group. Big Prize maybe???

Edith Austin and her helpers have a great time planned with activities such as the Bunny Hop and a special visit from the Easter Bunny.

Please call 858-5637 (Sandy Hale) to RSVP. We need to know how many little egg hunters we will have. ●



## In Brief

### Board of Directors & Committee Members

<b>President</b>	Weldon Jarratt 374-4409
<b>Vice President</b>	David McGlamery 858-7310
<b>Treasurer</b>	Ben Fletcher 894-0452
<b>Secretary</b>	Deborah Rothschild 476-2377
<b>Architectural Review</b>	Larry Miller 858-7581
<b>Database Mgmt</b>	Robert George 858-4210
<b>Infrastructure</b>	Gary Hale 858-5637
<b>Media</b>	Kim Hawk 858-2533
<b>Propane Gas</b>	Wendi Weekley 858-1144
<b>Welcome Committee</b>	Sandy Hale 858-5637
<b>Community Events</b>	Vacant

#### SCLA

P.O. Box 588, Dripping Springs, TX 78620  
 Voice mail: 512-374-4409  
 Email: info@sunsetcanyon.org  
 Website: www.sunsetcanyon.org  
 ©2007 Sunset Canyon Landowners Association

### Propane Gas

AmeriGas Propane offers all current SCLA members the price of \$0.60 over cost per gallon (lowest in the area). AmeriGas also offers a tank lease program for \$77.94 (tax included) per year with no installation charges. Contact Wendi Weekley at 858-1144.

### New SCLA Website Coming Soon!

Mark the date: April 15, 2007! The new and improved SCLA website is slated to be online. You'll find contact info, neighborhood service providers, and news-as-it-happens. You'll also (as long promised) have access to each section's CC&Rs along with past issues of the *Canyon Call*. Our goal is to make our site an ongoing, useful resource for our community. Bookmark us: [www.sunsetcanyon.org](http://www.sunsetcanyon.org).

### Canyon Call Available by Email

If you'd like to receive this incredibly valuable newsletter — in color, no less — straight to your inbox, email Kim at [scla.kim@yahoo.com](mailto:scla.kim@yahoo.com).

### SCLA Membership Status

In the lower right corner of your newsletter mailing label, the date shown indicates when you last paid your annual dues.

If no date is listed, the association records indicate that you have not joined the SCLA since the time the date tracking feature was implemented a few years ago.

If you provide a neighborhood service or are interested in advertising in the *Canyon Call*, please email Kim at [kahawk@austin.rr.com](mailto:kahawk@austin.rr.com).

### Neighborhood Services

#### Babysitters

Jamie Shingleton .....	894-4327
Brooke Shingleton .....	894-4327
K.C. Shingleton .....	894-4327
Salim Poe .....	858-2446
Cierra Preston .....	894-4444
Sara Handkins .....	858-0036

#### Pet Sitters

Bowie Duncan (plus house/plant sitting) ....	858-1622
Quinton Poe .....	858-2446
Cierra Preston .....	894-4444
Sara Handkins .....	858-0036

#### Yard Work

Quinton Poe .....	858-2446
Sean Fannon .....	858-2669


#### Landscape Services

Jan Hagan .....	858-7325 or 903-714-5456
Eric Golden .....	858-2360

#### Important Numbers

Hays Co. Sheriff .....	512-393-7896
Northern Hays Co. Volunteer Fire Dept. ....	512-858-5451
Poison Control .....	800-222-1222
D.S. City Hall .....	512-858-4725
D.S. Chamber of Commerce .....	512-858-4740
D.S. Community Library .....	512-858-7825
D.S. Independent School District .....	512-858-4904

In the beginning, there was



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Where you're not just a Lone number

## Sunset Canyon Land Owners Association 2007 Membership Form

Please mail form and \$35 check (payable to SCLA) to: **SCLA, P.O.Box 588, Dripping Springs, TX 78620**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 City/Sip (if not D.S.) \_\_\_\_\_ Section #: \_\_\_\_\_ Lot #(s): \_\_\_\_\_

**New Resident?** Would you like to be included in the "new Neighbor" section of the next newsletter?  Yes  No

Home Phone _____	<b>Publish in Directory?</b>
Cell Phone _____	<input type="radio"/> Yes <input type="radio"/> No
E-mail _____	<input type="radio"/> Yes <input type="radio"/> No
	<input type="radio"/> Yes <input type="radio"/> No

Child(ren)	Age	DOB (mm/dd/yy)
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PLEASE CONTACT ME ABOUT THE FOLLOWING:**

- |   |   |
|---|---|
| <input type="radio"/> Serving as an SCLA Officer<br><input type="radio"/> Serving as an SCLA Committee Member | <input type="radio"/> Helping with Community Events<br><input type="radio"/> Business Advertising |
|---|---|

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## INSIDE this issue

President's Message  
Join the Welcome Committee  
Minutes From the Annual Meeting  
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Sunset Canyon Sheriff's Report  
Spring is Just Around the Corner  
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Easter Egg Hunt  
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Spring 2007