

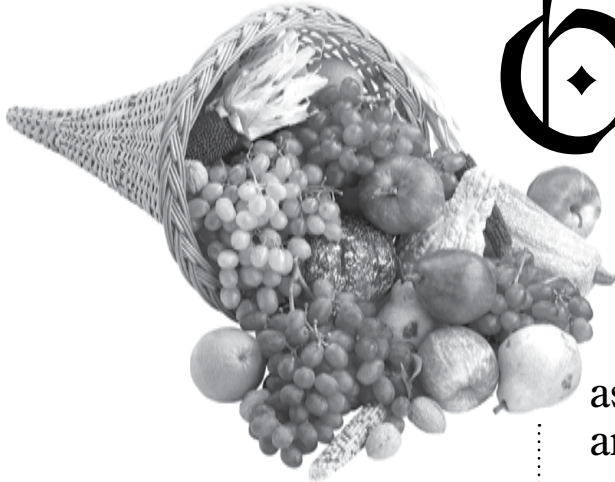


Canyon Call

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

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Oktoberfest 2007!

It's that time of year! Fall is in the air— as is the smell of barbeque. Sunset Canyon's annual Oktoberfest is coming soon. And with our neighborhood growing, so is the opportunity to meet our neighbors.

Oktoberfest is always fun for kids and grown-ups alike, but we expect this year's celebration to be bigger than ever. With something to do every minute, the kids have a great time. My five year old careens madly from the bouncy castle to the clown to the petting zoo ("No, honey, you can't keep the bunny. Put the bunny down. Really. I mean it. PUT THE BUNNY DOWN.")

For the rest of us, there's live music by the same great band we had last year: Danny Britt and Red Dawg. So dust off those dancing shoes!

Enjoy BBQ brisket, sausage and turkey with, of course, beans and potato salad with all the fixin's. Veggie burgers will also be available for the healthier among us. Tea and water will be provided and you're welcome to bring your own non-alcoholic drinks.

This is a free event for SCLA members and their families. Sunset Canyon residents and their families who are not members may attend for \$35.00. This includes a membership in the SCLA through December 31, 2007. Residents who would like to attend, but don't wish to join the SCLA, will pay \$20 per adult and \$8 per child 12 and under. Payment will be taken at the event.

To make sure we have adequate seating, please RSVP to Gary or Sandy Hale at the phone number or address at left by October 15th.

Come early, meet your neighbors, and have a great time! ●

—Kim Hawk

RSVP

Checklist:

(please RSVP to Gary or Sandy Hale at 858.5637 or halegp@juno.com)

RSVP Deadline is October 15!

SCLA member:

_____ number attending, including
_____ adults + _____ children

Non-member:

_____ number attending, including
_____ adults + _____ children

Veggie meal required? Yes No

Please note: children must be accompanied by an adult. To insure the safety of our guests, no alcohol will be allowed.

Activities:

2:00 - 7:00	Bouncy castle
3:30 - 4:30	Zippy the Clown
3:30 - 4:30	Petting Zoo
4:00 - 6:00	Dinner

Board of Directors & Committee Members

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

SCLA

P.O. Box 588, Dripping Springs, TX 78620
Voice mail: 512-374-4409
Email: info@sunsetcanyon.org
Website: www.sunsetcanyon.org
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Volunteer Opportunities

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.

President's Message

With fall on the way and football season is in full swing we are fast approaching time for our Oktoberfest. We had a great turn out for the Oktoberfest last year and anticipate a similar turn out for this year. We have selected October 20 for the date. We realize that there will always be some conflicts and tried to select a date to minimize the conflicts. See our cover story for details.

We are having a great year with the association; membership continues to increase. As always let me remind you to encourage your friends and neighbors to join. The more members we have the more powerful we will become to help members with issues that arise and the more functions we will be able to provide for everyone's enjoyment.

We have had two issues come up this year and with research I find that Hays County has hired Naismith Engineering, Inc. to update the Hays County Development regulations. Further research reveals that the update is in the draft stage, that draft report is available on the Hays County website. This draft report does not have anything that will assist us with our two issues. Well, I am back to square one and still researching what we can do to help our members.

I have been in touch with the TxDOT Engineer in charge of the US 290 improvements. He tells me that the first project from near Polo Club to west of Trautwein is complete. The next section, from west of Trautwein to west of Canyonwood, is complete with the exception of seeding on some of the slopes. They are trying to use some grasses, native to the area that will grow on



the slopes in the native soil for a cost savings. They are not planning on adding any more concrete "riprap" slope protection but that is still an option should the seeding they are trying fail. I tried repeatedly to contact a traffic engineer about the possibility of a traffic signal at Canyonwood and was unable to make contact with that engineer.

The engineer I talked to did tell me that the next section from the end of the new construction west of Canyon Wood to in front of the Dairy Queen in Dripping Springs has been awarded to contract and construction will begin about the first of October.

The successful bidder for the work was Joe Bland. This project will complete the center turn lane from where it begins near Polo Club to the far side of Dripping Springs. This should make left turns much safer for our residents. I did not get an anticipated time to complete the project.

Now that the work is winding down, 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. Several of our area residents have volunteered to help with the upkeep. Thanks to them for helping.

I am looking forward to seeing each one of you at the Oktoberfest at Twelve Oaks on Saturday October 20. Come on out and enjoy the band, activities for the kids, fellowship, and a great meal that is free for members and open to all.

Weldon Jarrett
President
SCLA

Welcome Wagon Activities - 2007

Free Gift from the Welcome Committee

Are you a new resident of our wonderful Sunset Canyon subdivision? If you are, we want to welcome you and your family with a gift and a welcome packet of information.

The Welcome Committee of SCLA has been very busy during the first eight months of 2007. We welcomed 7 new families in Section I, 10 families in Section II/III (South), 6 families in Section IV, and 22 families in Section V (West). This was a total of 45 new families so far in 2007. We know of at least 18 more houses that are currently being built or that are for sale in our neighborhood. This represents about 63 total new families or about ten percent of our present homeowners.

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. If you see new people move in, call and let us know so we

can make a visit. If you see a house for sale, let us know so we can watch for new neighbors. We need everyone to help us in this task. The area is too big for us to know every time a new neighbor moves in. Thanks for your help! ●

Membership Matters

Ever wonder where your membership dues go? Here's what \$35 pays for:

1. Electricity Bills—entrance lights
2. Maintenance of entrances—mow, trim, sign, light bulbs, and lights fixtures
3. *Canyon Call* Newsletter
4. Website
5. Welcome Committee—new neighbor gifts
6. Answering machine
7. Community Garage Sale
8. Oktoberfest
9. Annual Meeting
10. PO Box
11. National Night Out & Crime Watch
12. Coordination with realtors, title companies, new and potential residents



Canyon Cookin'

What's better than Rice Krispie treats? Rice Krispie treats with peanut butter and chocolate!

Just in time for Halloween, these will keep your little (and big) spooks glowing!



Boo Bites makes about 4 dozen pieces

Ingredients

- 1/4 cup (1/2 stick) butter or margarine
- 30 large marshmallows or 3 cups miniature marshmallows
- 1/4 cup light corn syrup
- 1/2 cup creamy peanut butter
- 1/3 cup semi-sweet chocolate chips
- 4 1/2 cups crisp rice cereal

1. Line cookie sheet with waxed paper.
2. Melt butter in large saucepan over low heat. Add marshmallows. Cook, stirring constantly, until marshmallows are melted. Remove from heat. Add corn syrup; stir

until well blended. Add peanut butter and chocolate chips; stir until chips are melted and mixture is well blended.

3. Add cereal; stir until evenly coated. Cool slightly. With wet hands, shape mixture into 1 1/2-inch balls; place balls on prepared cookie sheet. Cool completely. Store in tightly covered container in cool, dry place.

“Nassour” Lots

Update for new residents of Sunset Canyon

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. Most of them have been vandalism or minor incidents such as toilet papering of houses. 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.

Speeding, usually on the three main roads leading out of Sunset Canyon, continues to be a problem. With school back in session some of our young people, who may be late to school, drive too fast. Please remember that we have lots of young children waiting for buses. Try to leave early and drive the speed limit.

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.

At our annual meeting the question was asked about being stopped

by an unmarked car. Sheriff Allen Bridges stated that there are no unmarked cars in his department. If someone flashes lights at you, you should drive to the closest lighted place of business where there are other people present before you stop your car.

Major crime in Sunset Canyon has been very limited for the past 20 plus years. As more people move to our area and as it gets more and 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.

Do your part in helping to keep Sunset Canyon a great place to live and raise our children and families. ●



Trees, Trash and Traffic

Trees and bushes, in the road right-of-way in front of your house, need to be examined every now and then. They should be trimmed and cut back as needed. There are several places in our neighborhood where vehicles passing each other must move to the right side of the roadway and the vehicles scrape against the plants. Please look and see if trimming is needed in front of your house.

Trash has always been a big problem along our main roadways. It still is. Please don't throw any trash out of your cars or trucks. Please try to pick up all loose trash if you see it in front of your property. Please keep the lids on garbage cans and remove cans from the roadway as soon after trash pick-up as possible. Call the garbage companies and complain if your can is left in the roadway or if they spill trash while loading it into their trucks. Trash on our roadways is unsightly and is everyone's problem. Please help us and don't be part of the problem

Traffic, on the main roads of Hidden Hills, Sunset Canyon S., Canyonwood, and on other roads, is very heavy in the early morning and in the afternoon. Please try to observe the speed limits, watch for children, walkers and joggers, and pets. The Hays County traffic enforcement teams will be in our neighborhoods every so often. Thank you for your help in keeping Sunset Canyon safe and attractive for all our residents and visitors! ●

What's in Your Back Yard?

My husband and I moved here to escape the land of the 6-foot privacy fence and a homeowner's association that dictated what flowers you could plant in your front yard. What I hadn't expected was looking out my kitchen window the day after the moving van left and finding my next door neighbor mowing my front yard. When I went out to thank him (and ask, um...why?), he waved me off with an easy grin and said, "Well, Because you don't have a tractor yet."

Now that's a neighbor.

Now, nobody expects us to mow our neighbor's lawn, but we all expect a little common sense and courtesy.

While our wide open spaces give us plenty of room to put our "stuff," that opportunity comes with some responsibility. We're all entitled to our trailers, RVs and the S.S. *Minnow*, but we need to think about where we're putting them. Is our stuff unnecessarily hindering our neighbor's view?

Bottom line: If you don't want to look at it, chances are your neighbors don't want to either.

As for my front yard? The deer have proven a tougher taskmaster than any HOA. ●



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YOUR HOST
MARY CLARKSON

In Brief

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 Weekly at 858-1144.

New SCLA Website

Our new website is up and running at last! 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.

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.

Important Numbers

Hays Co. Sheriff512-393-7896
 Northern Hays Co.
 Volunteer Fire Dept.512-858-5451
 Poison Control800-222-1222
 D.S. City Hall512-858-4725
 D.S. Chamber
 of Commerce512-858-4740
 D.S. Community
 Library512-858-7825
 D.S. Independent
 School District512-858-4904

Neighborhood Services

Babysitters

Jamie Shingleton894-4327
 Brooke Shingleton894-4327
 K.C. Shingleton894-4327
 Salim Poe858-2446
 Cierra Preston894-4444
 Sara Handkins858-0036

Pet Sitters


Bowie Duncan
 (plus house/plant sitting)858-1622
 Quinton Poe858-2446
 Cierra Preston894-4444
 Sara Handkins858-0036

Yard Work

Quinton Poe858-2446
 Sean Fannon858-2669

Landscape Services

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



Andy Caswell
agcaswell@austin.rr.com

Hilltop Moonwalks

All Occasions

905 Oak Meadow Dr.
Dripping Springs, Tx 78620

hm. (512) 894-0997
cell (512) 636-9914




Massage

Call for appointment

Mary Clarkson

512.589.4433

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 _____	Publish in Directory?
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
<input type="radio"/> Serving as an SCLA Committee Member | <input type="radio"/> Helping with Community Events
<input type="radio"/> Business Advertising |
|---|---|

Directory Information Entered: _____ Payment Date: _____ ; Cash or Check # _____



Cut here

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INSIDE this issue:

**Oktoberfest
2007!**



**See page one for
details and RSVP
information!**

Canyon Call

Fall 2007