



Canyon Call

The official newsletter of the Sunset Canyon Land Owners Association • Mar 2018

www.sunsetcanyon.org

The Canyon Call is your newsletter. We want to hear from you!

Email tips, stories, articles, recipes, or whatever else you'd like to share to Peggy at newsletter@sunsetcanyon.org



Appeal to Sunset Canyon Residents

If you are not already a member of the SCLA, please consider joining. Dues are only \$35 per year! Everyone in Sunset Canyon benefits from the work that the SCLA does. For example, just recently the entrance signs to Sunset Canyon were updated after many years. By joining, you are not committing to anything or subjecting yourself to any rules or regulations that do not already apply. Please go to the website, www.sunsetcanyon.org, and download the form to join!

SCLA President's Update

Dear Sunset Canyon Land Owners:

This letter is my first letter as president of the SCLA and no doubt you will notice both a change in style and less familiarity with the issues than with our previous president, Roger Keats. Roger had a good six year run and was a true asset for the SCLA. I want to thank Roger for the help and support he has given me so far and for agreeing to see the lawsuits SCLA is involved in to completion. I would also like to thank the current board members for the help they are giving me. The SCLA is run by volunteers and once I became president in February, I saw first-hand how dedicated and hardworking the SCLA Board is.

Over the last year, the SCLA has addressed three major issues and some little ones. Most of the little issues involve calls from residents concerning something neighbors are doing on their property that appear to violate deed restrictions. The SCLA board is willing to speak with such property owners or write them a letter but usually only after the residents affected by the problem have spoken with the property owner. A careful review of the applicable restrictions might be useful before speaking with a

neighbor thought to be out of compliance. The deed restrictions are on the SCLA website: www.sunsetcanyon.org. In most cases, the problem can be resolved by neighbor talking to neighbor. When that does not fix the problem, a visit by or a letter from a board member almost always resolves the issue.

Reminder: Deed restrictions do not allow silver roofs. They are reflective and can blind motorists and shine into people's houses. So if you are going to replace your roof or build a new home, please remember no silver roofs including Galvalume metal!

One of the major issues that we have been dealing with involves the potential connection of the Headwaters Subdivision to Sunset Canyon via Oak Meadows Drive. This potential connection has concerned a lot of Sunset Canyon residents. At the City Council meeting on March 13, the preliminary plat for the next Headwater development phase was approved with the stipulation that the new road connecting Headwaters and Oak Meadows was to be gated and used for "Emergency Access Only." A working group will be formed with representatives from the city, county, and developer to set triggers for when the emergency only access will be reconsidered. Two representatives from Sunset Canyon will also be included on the working group and will jointly be allowed one vote. One of the two representatives will be a member of the SCLA and the other one a nonmember. The SCLA representative will be selected at the April board meeting. If interested in being the SCLA representative, please contact the board. The non SCLA representative will be a Sunset Canyon resident and will be selected in some currently undefined manner. The SCLA as a group will not be involved in this selection. Mayor Todd Purcell stated several times that in his opinion any reconsideration of the emergency only access would be 10 to 20 years in the future.

Another major issue we have been dealing with is the Child's Way Lawsuit. This lawsuit deals with a challenge to the easement that allows the placement of one of the entrance signs to Sunset Canyon. We are hoping to have a court date by sometime in mid-April. April 16th is the current target. We are asking for reimbursement of our legal fees. We believe the SCLA is in a strong position and that there is a chance that the case will be thrown out summarily after the Judge reads the case. The strong position of the SCLA may be one reason there has been difficulty in scheduling the court date.

The final major issue we have been dealing with is the lawsuit concerning the neighbor whose house is out of compliance with the CCRs. All landowners must comply with the CCRs when building a home in Sunset Canyon. All covenants apply to everyone equally. Last year, a home was built in Section 3 that had not gone through architectural review, did not have a septic system permit or a development permit until well into construction, and is not in compliance with the CCRs. (Remember one purpose of the SCLA architectural review is to be a service that helps owners determine if their plans are in compliance with deed restrictions.) Roger Keats said that we have reached out and made several attempts to resolve the matter with the neighbor. Roger said that he had visited the owners' property and was asked to leave. Several letters have been sent to the property owners concerning the problems with their property and they were ignored. Everyone at last year's annual meeting voted to enforce the CCRs.

Other Items:

A new board was elected at the SCLA's annual meeting in January. However, there are currently two board member positions open. If any of you would like to serve on the board, please contact me or one of the other board members.

We need community input on the condition of the roads and road signs in Sunset Canyon. Remember that our roads are over 30 years old and they have not been resealed in over 10 years. Please call Precinct 4 Commissioner Ray Whisenant's office at 512-858-7268 to report portions of the road or road signs that need attention. If potholes are not repaired, they keep getting bigger!

Sheriff Gary Cutler said at the last annual meeting that overall we have a very safe neighborhood. There were only three burglaries last year.

Thank you for the opportunity to serve as president of SCLA.

Steve Gallun
President, SCLA

Letter from Commissioner Ray Whisenant

Citizens of Sunset Canyon West and All,

Thank you all for your comments and concerns.

At the March 13th meeting of the Dripping Springs City Council a vote was taken to approve the Preliminary Application to Plat Sections 3, 4 and 5 of Headwaters at Barton Creek. The motion by Mayor Pro Tem Bill Foulds included conditions that will clarify and include additional requirements to consider further approval. Primarily, the interconnection of Headwaters to Sunset Canyon West will occur at the cul-de-sac on the West end of Oak Meadow Drive. The interconnection will be gated in a manner that only allows for emergency ingress and egress from either subdivision. Secondly, there will be a Road Development Committee comprised of the City Council, City Staff, Hays County Precinct 4 Commissioner, Hays County Staff, the developer and two appointees of the Sunset Canyon Land Owners Association.

The Road Development Committee is charged with constructing an agreement that will address any future needs or changes in the use of the emergency ingress and egress interconnection, traffic impact analysis (TIA) and the responsibility of the given cooperating entities.

The current approval and planned completion will be a gated access at the property line between Headwaters and Sunset Canyon West at the Hays County right-of-way at the end of Oak Meadow Drive. Headwaters will construct a Hays County specified roadway, like all the other roadways in Headwaters Section 5, which will be considered for acceptance

into the Hays County Road Maintenance System. The gated access will meet all the requirements of Hays County, ESD #1 and ESD #6. Therefore, any changes in the use, configuration and/or responsibility for the emergency ingress and egress gated access will be decided by Hays County and any other political subdivision in jurisdiction at the location.

As Hays County Precinct 4 Commissioner, I will work to bring the Road Development Committee into operation as soon as possible. My goal is to have the agreement in place before June 1, 2018. My optimism is based on the fact that the City and Developer have been proactive and positive through all the other opportunities to work together with the County.

Respectfully,

Ray Whisenant, Jr.

Hays County Commissioner, Precinct 4
[195 Roger Hanks Parkway](#)
[Dripping Springs, TX 78620](#)
[512-858-7268](#) Office
[512-879-7021](#) Cell

Update on Sunset Canyon Baptist Church Construction

Dear Neighbors,
We are delighted with the progress on our new facility. Once again, we want to express our thanks for your patience. The plan is to finish the stucco, the roofing and the septic system during the week of Valentines. Inside spray-on insulation is set to begin that same week. Sheetrock and inside finishes will begin in March. Exterior work will continue during the remainder of February which will include stone work, painting, as well as some grading on the side of Sunset Canyon Drive. The project is well on its way and the target for completion is the end of April or early in May. Our plan is to quietly settle into the new space and then invite the community to a Grand Opening in mid-summer. Please feel free to make contact with me should you have any questions or concerns.

Grace and peace,
Lonny D. Poe, Sr. Pastor
512-894-0480
ldpoe@sunsetcanyonchurch.org

Gary's Corner – Tips from Our Infrastructure Committee Chair

Fawns

Spring is here. With it comes lots of little deer. The whitetail deer, that live in large numbers in our neighborhood, will start dropping fawns in Mid-April to Early May. About May 1st you will start seeing them in your yards and on the side of the roadways. Some can also be born in June and July if the does were bred late.

As you start to mow your grass you may very well encounter the fawns in the high grass or weeds. You need to be especially careful the first time that you mow. If you do see the new born fawns please leave them alone. Do not disturb them and do not try to pick up or move them. The mother will be close by and will take care of them.

More and more deer mean that driving cars and trucks on our roadways is dangerous. You will need to be extra careful. Please try to drive the speed limits within Sunset Canyon. With high grass and small fawns on the sides of the roads it becomes very difficult to see them, especially in the early morning hours or in the late evenings.

Sunset Canyon is a beautiful neighborhood and all of us that live here have much to be thankful for. Just be careful with your driving and watch out for deer.

MOWING

With the arrival of Spring the grass (or weeds) in front of your property will start to grow. The county does mow the right-of-ways in Sunset Canyon twice a year. That is not enough but it is what we get. You as a property owner do have some responsibility to keep your lot or lots mowed, at least in the 8-10 feet of the country right-of-way. You also need to try and keep the grass from growing out into the payment.

Go out in front of your property and take a look. What do you see? If you have grass or weeds growing several inches to several feet out into the payment then you need to do something about it. Use a flat shovel to clear the grass back or use a grass/weed spray to kill the growth.

Please try to mow at least 6-8 feet from the roadway back. It makes it lots easier to see deer, especially in the mornings or evenings. Mow your lot and any vacant lots if you can. Please help us out.

Please help us keep our roadways clear and safe to drive on.

CORNER LOTS

If you own a corner lot in Sunset Canyon this article is for you. Please take a few minutes, go out to your corner, and look and see if the trees or bushes need to be trimmed. You really need to look at this from the cab of a car or truck. Do the trees or bushes obscure your view? If so then maybe they need to be trimmed a little.

It is very difficult to see around some of our corner lots because of the trees and bushes. Trimming will help you, your family members, and your neighbors. It helps everyone that drives up to these corners. It is a safety issue. Please try to help us in this matter.

Make Sunset Canyon corner lots Great Again!!!

BOARD MEETINGS

The Board of Directors meets at 7:00 P.M. in the Fellowship Hall of the Sunset Canyon Baptist Church on the **first Monday of each month**. Everyone is welcome to attend. If you have any issue to bring before the Board, please let the President know at least three working days prior to the meeting.

CALENDAR OF EVENTS

Apr 2, 2018 Monthly Board Mtg 7PM at SCBC
May 7, 2018 Monthly Board Mtg 7PM at SCBC
Jun 4, 2018 Monthly Board Mtg 7PM at SCBC

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.

Please, call **Sandy Hale - Welcome Committee Chair** at 512-858-5637 or skhale902@verizon.net.

Association Information

SUNSET CANYON LANDOWNER'S ASSOCIATION

P.O. Box 588 – Dripping Springs, TX 78620

www.SunsetCanyon.org

Officers:

President.....Steve Gallum 512-970-4763
president@SunsetCanyon.org

Vice President..... Randy Foster (512) 858-4038
VP@SunsetCanyon.org

Secretary..... Margaret Danz
secretary@SunsetCanyon.org

Treasurer..... Joan Thomas (512) 632-5118
treasurer@SunsetCanyon.org

Directors

At-Large..... vacant
atLargeA@SunsetCanyon.org

At-Large.....Sarah Wigfield (760) 889-4212

atLargeB@SunsetCanyon.org

At-Large..... vacant
atLargeC@SunsetCanyon.org

At-Large.....Lois Riffle (512) 858-0509
atLargeD@SunsetCanyon.org

At-Large..... Tammy Reed (512) 810-3134
AtLargeE@SunsetCanyon.org

Committee Chairs

Infrastructure.....Gary Hale (512) 858-5637
infrastructure@SunsetCanyon.org

Website/Newsletter...Peggy Grambo (512) 970-0695
web@SunsetCanyon.org

Welcome Committee.....Sandy Hale (512) 858-5637
welcome@SunsetCanyon.org

**To participate in community dialogue:
sign up for the Google forum by visiting
www.sunsetcanyon.org/google.**

**Or Join NextDoor SunsetCanyon <https://nextdoor.com>
The board does not monitor or sponsor these groups.**



Local Items of Interest

Belterra Village

Over the next six months, residents living between Oak Hill and Dripping Springs will experience an influx of amenities with the opening of the new mixed-use commercial development Belterra Village.

Since mid-January a slew of businesses have opened their doors, including Sky Cinemas, Hat Creek Burger Co., Breed & Co., Mattress Firm, Jersey Mike's Subs and Great Clips. Between January and May, another 30 tenants are slated to join the development, according to Daniel Campbell, a principal with Endeavor Real Estate Group, the team behind the development of Belterra Village.

Sky Beer Garden, located in the Belterra Village shopping center at 166 Hargraves Drive, Austin, will have a grand opening on March 9. Owned by Sky Cinemas creator Bill Banowsky, the family and pet-friendly beer garden offers a local menu of beer and food. Music and events will also be scheduled throughout the year.

SV Cultural Hub's 1st Thursdays in the Texas Hill Country

Experience Dripping Springs like never before. All grown up and open late on the First Thursday of each month. Enjoy special activities, music, art, dining and shopping. Make it a night to remember with someone special. Join us for a Hub Concert and Game Night.

House concerts have been around as long as folk music itself. Music is not only a form of entertainment, but also a means of sharing culture. In the spirit of sharing cultural music SV Cultural Hub will host a monthly Hub Concerts & Game Nights to coincide with Drip's 1st Thursdays. In addition to music, Teresa has paired up another form of sharing culture, that is, 42 Game Night! The Aggie favorite form of Game Night, Aggies and

friends are invited to start up a game of bones while listening to community musicians.

- 6 - 8 PM acoustic music - tips will go to musician's nonprofit of choice
- 5 - 9 PM 42 game time - Not a bones player? Bring your favorite board game
- BYOB - SV Cultural Hub is in the process of obtaining its beer & wine license, until then it's BYOB
- the Hub is in line to get one of Drip's First Thursday food truck vendors

General Admission: \$10

Musician tips and music purchases encouraged and accepted

When: Thursday, April 05, 2018 5:00 PM thru 09:00 PM

Where: Sententia Vera Cultural Hub

4002 E. US Hwy 290 @ Sunset Canyon Drive

Firehouse Animal Health Center, a full-service veterinarian center that offers general and surgical services for cats and dogs, will open in Belterra Village in April.

The facility, which is the fifth Austin-area location, will be located at 166 Hargraves Drive, Ste. C 100, Austin, and include a glass wall and learning lab concepts that aim to build trust and transparency with clients.

Epic Fun Family Entertainment Center, a state-of-the-art indoor entertainment facility that will include a laser-tag arena, arcade, climbing wall, ropes course and mini-bowling area, will open in early May at Oak Hill Plaza, 7101 W. Hwy. 71, Unit D, Austin. www.epicfun.com.

Baylor Scott & White continues plans to break ground on Oak Hill hospital in 2018

In March Community Impact Newspaper broke news of plans for a 50-bed Baylor Scott & White hospital in Oak Hill. The 11-acre parcel of land, located at 5251 W. Hwy. 290, Austin, was formerly home to the Oak Hill Driving Range. Known as the Austin Medical Center, the 86,600-square-foot hospital is slated for a two-phase build out, and at completion will offer a full range of services, including inpatient and outpatient care. The aim of the hospital is to service the growing population in Oak Hill and Southwest Austin as well as provide jobs for the medical community.

Austin Community College will close its Pinnacle campus in Southwest Austin at the end of the spring semester to evaluate needed repairs, renovations and possible expansions on site, according to a news release. Pinnacle classes scheduled for

the summer term will be rescheduled at nearby ACC campuses.

Built in 1984, the 10-story building requires extensive work following assessments that identified issues with its facade, accessibility and code compliance. Once the Pinnacle campus has closed, ACC will more thoroughly assess the building to determine the next steps, which may include repairs, renovation or expanding ACC's presence onto other parts of the 60-acre property.

Driving on Shoulders

Texas drivers are permitted to travel on an "improved shoulder," or a paved shoulder, in some cases if determined necessary and if it can be completed safely, according to Section 545.058 of the Texas Transportation Code.

On the right shoulder driving is permitted in order to stop, stand or park the vehicle; to accelerate before entering the travel lane; or to decelerate before a right turn. Using the right shoulder is also allowed when passing another vehicle that is slowing or stopped in the travel lane or about to turn left, or to let a faster vehicle pass.

Drivers also have the option to use the right shoulder to avoid a collision or when required to by traffic-control devices, such as construction barrels.

On the left side, driving on the shoulder is permitted in order to slow or stop a disabled vehicle that cannot reach the right shoulder, to avoid a collision or when required to do so by traffic-control devices. Police and emergency vehicles and cyclists are not subject to those rules.

Local Websites of Interest:

Ever wonder what is going on in the community? Try communityimpact.com and austinculturemap.com.

Neighborhood POKER GAME Come join the fun and play Texas Hold'em with Sunset Canyon neighbors. All you need to know is when to hold'em and when to fold'em. We play on a regular basis so let me know if you want to be put on the email invite list. Limited seating. For details, call/text Paul at [734.645.6614](tel:734.645.6614) or email paulwilj99@gmail.com.

Letters to the Editor (edited due to space limitations)

Neighbors:

Many developments are coming that will change forever change the look, feel and safety of our neighborhood Sunset Canyon. The Headwaters at Barton Creek, west of us and north of SH 290, has plans to connect to Oak Meadow Drive.

Our argument is that the roads in our neighborhood, as they currently are, will not be able to safely handle the increase in traffic that a full connection would bring and will impact the safety of motorists, pedestrians, cyclists and kids in our neighborhood given our 1970's chip-sealed roads. But we do see the value in having an emergency access for first responders only to use, should the need arise.

The upshot of our neighborhood efforts is that the city and county have agreed to form a Road Development/Roadway Agreement Committee, which is to decide when a Traffic Impact Analysis (TIA) should be performed on the streets within our neighborhood and other benchmarks. No one has studied the potential effect of increased traffic flow through our neighborhood to 290 and Trautwein.

The committee will be comprised of the voting members including the county commissioner, county staff, city, city staff, developer and Sunset Canyon.

It is our feeling that we still must remain vigilant and dedicated to ensuring the decisions being made by the city and county are in the best interests of our residents and their safety on our roads.

The Taits (residents on Terrace Canyon)

Support our Advertisers!

Edith Austin
REALTOR®

512.695.0171 CELL
 512.894.3488 OFFICE
 EDITH@STANBERRY.COM




Chaparral
 Land Surveyors
Austin Proud for over 20 years

**Land Development Support ,
 Municipal Projects**

- Boundary/Land Title Surveys
- Topographic/Tree Surveys
- Construction Staking
- Hydrographic Surveys
- UAV Mapping
- Engineering Design Surveys
- Subdivision Platting/Land Development

P. 512.443.1724 | F. 512.389.0943 | www.chapsurvey.com



SHOP FRESH - BUY LOCAL
EVERY WEDNESDAY
 3:00PM - 7:00PM
RAIN OR SHINE!
 HWY 290 & RR12

Sign up for our newsletter @ cityofdrippingsprings.com

LIVE MUSIC

FRUITS & VEGETABLES
GRASSFED MEATS
CHEESE & EGGS
BAKED GOODS
HERBS & SPICES
NUTS & BERRIES
PREPARED FOODS
HANDMADE GIFTS
GOURMET ITEMS

HONEY **WINE** **COFFEE**

Find us on 



Carolyn L Hodges
 Independent Sales Director

Call/Text 281-788-6316
 Order: marykay.com/carolynhodges
 Want a FREE Lip Color?

- 1) HodgesRecordBreakers.weebly.com
- 2) Watch Video on Opportunities
- 3) Submit OnLine Survey

God First, Family Second, Career Third

MARY KAY



Your Neighborhood
Sunset Canyon
 Pet Care

Pet Sitting & Dog Walking Services
 in the convenience of their own home environment!

- Insured & Bonded
- Pet First Aid & CPR Certified

Visit website at:
sunsetcanyonpetcare.com
 512-497-7803



Brian Reed
 Mortgage Broker / Owner



Brian Reed
 License # 196137
 3415 Greystone Dr., Ste. 301
 Austin, TX 78731
brian@ihслоans.com
www.ihслоans.com

Cell (512) 775-4949 • Office (512) 795-1800 • Fax (512) 795-1807

"Integrity, Honesty and Service are part of every loan we do"



Sunset Canyon Land
Owners Association
P.O. Box 588
Dripping Springs, TX
78620

PRSR STD
U.S. POSTAGE PAID
PERMIT NO. 11
DRIPPING SPRINGS, TX 78620

RETURN SERVICE REQUESTED

April 2, 2018

SCLA Board Meeting at 7PM at the Sunset Canyon Baptist Church

We will select the SCLA representative for the Oak Meadow Roadway Connector Workgroup with the City.



Milena Christopher
Attorney at Law
Credentialed Mediator



THE LAW OFFICE OF
MILENA CHRISTOPHER

Family Law • Divorce • Mediation
Wills • Estate Planning • Probate • Personal Injury

View my profile on **Avvo**
Rating. Guidance. The Right Lawyer.

3975 East Hwy 290
Dripping Springs, TX 78620



512-858-9779
ChristopherLawFirm.com