



Canyon Call

The official newsletter of the Sunset Canyon Land Owners Association • Jun 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

SCLA President's Update

Dear Sunset Canyon Land Owners:

The connection between the Headwaters Subdivision and Sunset Canyon via Oak Meadow Drive has continued to be a concern to Sunset Canyon residents. Gary Botkin was designated to be the SCLA's representative to the City/County/Developer working group formed at the March 13th City Council meeting. The connection was to be emergency only access with a locked gate. The working group was to decide on "triggers" that would cause the emergency only access to be reconsidered.

The working group held a first meeting in late May and was presented with a 15 page draft of the Road Connectivity Agreement prepared by the City of Dripping Springs. The part of the document dealing with the emergency gate and the triggers appears to have been written by someone who was not at the March 13th City Council meeting or who totally misunderstood what was said. Four triggers were presented in the document, each of which will individually cause the access gate to be immediately opened and removed rather than start an evaluation of if the gate should be opened. The four triggers are:

- a. Specified number of lots have been platted
- b. Construction of a School Site within Headwaters
- c. Request by Emergency Services District
- d. Request by Hays County Commissioner for Precinct

The triggers are not acceptable. The draft indicates that these triggers will be in the agreement but suggests there will be other

triggers that have not yet been specified. The first trigger is based on the number of lots that had been platted in Headwaters which makes no sense at all. If anything, it should be that a high percentage of homes in Headwaters are completed and occupied. This would at least let Sunset Canyon avoid most of the construction traffic. The second trigger should certainly be a trigger to take another look at removing the gate but not automatically cause its removal. The third and fourth triggers place too much authority in too few hands. Also somehow in the draft the emergency access gate has been renamed a safety gate which may have unknown consequences.

Gary Botkin is working with a small group of concerned Sunset Canyon residents to redo the draft agreement. Gary Botkin and the group currently believe that it would be best to have two documents. The first document would deal with the technical and legal aspects of the road construction which is the bulk of the current draft. The second document would be a page or two dealing with just the emergency gate opening and removal. Two documents would mean that the gate removal criteria would not get lost in road construction details and would be more easily available to Sunset Canyon residents.

Mayor Todd Purcell stated several times at the March 13th City Council meeting that in his opinion any reconsideration of the emergency only access would be 10 to 20 years in the future. This opinion is certainly not reflected in the current draft agreement put out by the City. Gary Botkin recently had a discussion with Precinct 4 Commissioner Ray Whisenant concerning the draft. Gary indicated that he thought Ray was surprised at the contents of the draft agreement.

Another major issue we have been dealing with is the Child's Way Lawsuit. This lawsuit dealt with a challenge to the easement that allows the placement of one of the entrance signs to Sunset Canyon. The case came to trial on April 16th and the judge found in favor of the SCLA. It is expected that the final papers will be signed and filed by the end of June. The signs will continue to exist and be maintained as they have been for years.

Other Items:

The SCLA Board has been short two members for several months. Peggy Grambo and Sandy Hale have accepted appointment to the Board. Welcome and thank you.

The SCLA Board has been meeting in executive session more than it has in the past. This was necessary based on the advice of counsel because of the lawsuits the SCLA was involved in. You cannot discuss legal strategy etc. when the opposing side in the lawsuit is present at the meeting. When all lawsuits are settled, executive sessions should become the exception rather than the rule.

Steve Gallun
President, SCLA

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, the SCLA currently is working to insure that Oak Meadow Drive is not unilaterally connected to the Headwaters Development without considering the impact on current Sunset Canyon residents' quality of life and the impact of increased traffic on roads built 30 plus years ago. 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.

Gary's Corner - Tips from Our Infrastructure Committee Chair

Five things to know when buying or selling a home or a vacant lot in Sunset Canyon.

Do you own a home in Sunset Canyon or do you have a vacant lot that you want to build a home on in Sunset Canyon? Or what if you already own a home in Sunset Canyon and you want to sell it. What do you tell the new buyer or the real estate agent about Sunset Canyon? What if you just want to do modifications to your home or other out buildings or you want to add a building? What about animals (livestock) on your property?

First of all Sunset Canyon, developed between about 1981-85, is made up of five separate sections, Sections I-V. Each section has a set of deed restrictions that are similar but also they are somewhat different in several ways. Do not assume that they are all the same, as they are not. You really need to get a copy of the restrictions that apply to your section and read them very carefully.

Second, the restrictions were placed on the lots by the developer, Mr. L. O. Jackson, now deceased, and not by the Sunset Canyon Landowners Association (SCLA), which was not even in existence until about 1987. These recorded restrictions are a list of items that are very important to you. They tell you certain things that you are able to do and certain things that you cannot do on your property.

Third, deed restrictions, also known as "restrictive covenants", can limit what can be

built on a property or how the property can be used. Deed restrictions "run with the land", meaning they apply to all future owners and are not restricted to just the current owners.

Fourth, deed restrictions are written agreements that restrict, or limit, the use or activities that may take place on your property. They are filed and they appear in the real property records of the county of the property (Hays County, Texas). There are also additional restrictions and addendums that have been added to the original restrictions in all sections. Be sure and read these also.

Fifth, deed restrictions are not Homeowner Association (HOA) rules. SCLA does not have the power to amend or change the deed restrictions. It requires a vote of 75% of the landowners or homeowners to agree to change or amend the restrictions.

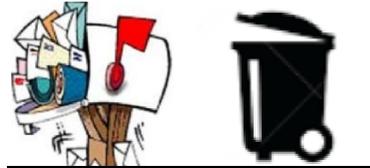
SCLA has a committee that does building reviews for homeowners. We have been doing this for about 30 years since the Jackson Company stopped their activities.

The main things that we review for a new homeowner or builder are building lines (BL) also known as setbacks (generally 50' front and 10' side), size of the residence (It varies by section), masonry construction content (one half thereof), and roofs (if metal, it must be a color other than silver).

Copies of the plans, and the plat, that is submitted to the SCLA Architectural Review Committee should have statements or notes from the architect or designer/builder as to the square footage of the residence and the percent of masonry construction of the main residence. The Committee review process is not lengthy. You will have their comments to let you know if there are any questions or concerns about your plans.

Go to SunsetCanyon.org When Sunset Canyon Community comes up click on "Documents". On the left side of the page you will see "Codes, Covenants, and Restrictions". This is where you can find all the deed restrictions for your section.

Mailboxes and Trashcans



Please empty your mailbox and remember to put your trashcan on the other side of the driveway from your mailbox so that our letter carriers can get close to your box.

If you see that trashcans are being emptied and left where they are a hazard for traffic call WCI at 512-282-3508

BOARD MEETINGS

The Board of Directors meets at 7:00 P.M. in the Fellowship Hall of the Sunset Canyon Baptist Church usually on the **first Monday of each month**. All residents are 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

Please note that due to summer vacations we have moved the dates of the upcoming SCLA Board meetings

Jul 9, 2018 Monthly Board Mtg 7PM at SCBC
Aug 6, 2018 Monthly Board Mtg 7PM at SCBC
Sep 10, 2018 Monthly Board Mtg 7PM at SCBC

NATIONAL NIGHT OUT

National Night Out (NNO) events will be held on Tuesday, October 2, 2018. Most of the block parties will be from 6:00-9:00, but this can vary. Some individual families are having parties and some parties consist of several neighbors that go together to have a party. Parties are both simple and elaborate. Meals are served at some parties and others have pot luck meals. Some homes have ice cream parties, and others serve hot dogs and dessert.

This is a great way to meet your new neighbors or to renew old friendships. Parties are usually held by streets or sections of streets. The usual number of families invited could be from 10 to 30 or more. Representatives from the Hays County Sheriff's Department, the Fire Department, and the EMS Personnel usually make the rounds and visit several parties.

Sunset Canyon always has a great turnout for NNO. Plan to attend. If you get an invitation, please, reply with a yes and attend your neighbor's party. You will be glad you did. This is a nationwide event, and it is planned to make you aware of local neighborhood programs such as Crime Watch and Neighborhood Watch. Help keep Sunset Canyon a great and safe place for our families to live.

Year after year, according to the Hays County Sheriff's Department, Sunset Canyon is one of the safest and most crime free neighborhoods in Hays County!!! We need to work to keep it that way. One way to keep Sunset Canyon one of the safest and most crime free neighborhoods is to join the party nearest you and meet and greet your neighbors.

If you would like to host a NNO party this year, please, contact-----Sandy Hale at skhale902@verizon.net or 512-858-5637

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

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President.....Steve Gallun 512-970-4763

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Committee Chairs

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Website/Newsletter...Peggy Grambo (512) 970-

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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

A mobile food vendor court received approval to allow the operation of seven different food trucks on the property at 1005 West Highway 290 in Dripping Springs. The decision was a victory for mobile food vendors in a city which has historically not been easy with its regulations regarding the food trucks.

At the June 12 Dripping Springs City Council meeting, council unanimously approved the addition of two more food trucks for the food court after months of deliberation.

The property, which is owned by Bill Warren who operates Pig Pen BBQ on the same lot, was previously only allowed to contain up to three vendors

Despite the long journey to get to this point, the new ordinance changes and Warren's persistence marked a victory for mobile food vendors. With the ability to operate up to seven vendors, Warren could bring in additional businesses, which is financially beneficial for Warren, while giving Dripping Springs residents new dining options.

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.

With relatively low costs and breathtaking scenery, Hays County continues to be one of the fastest

growing areas in the state. Now, there is a new reason to move beyond Austin's borders with the launch of a new eatery combining Texas barbecue and Cajun fare.

The Switch, from the team behind Stiles Switch BBQ & Brew in partnership with Lenoir chef and owner Todd Duplechan, opens June 22 at 166 Hargraves Dr., Ste. G100 in the Belterra Village development in Dripping Springs. According to a release, the new concept will feature counter service lunch, a full-service dinner, and Sunday brunch.

Club Pilates, a national franchise, is opening a location at 166 Hargraves St., Austin, in the Belterra Village Shopping Center. The studio, owned by area residents Theresa and Glenn Fraser, will have a grand opening celebration June 23. Club Pilates is offering free 30-minute intro classes and membership is 20 percent off for a limited time. 512-212-7525.
www.clubpilates.com/belterra

Torchy's Tacos opened its new location in Belterra Village, 166 Hargraves Street, Austin, on May 15. The restaurant's menu includes Torchy's Tacos staples including the Trailer Park taco, Baja Shrimp taco and Green Chile Queso, and offers dine-in, take out and online ordering options. www.torchystacos.com

The League Tavern & Kitchen opened its newest location on May 24 at Belterra Village, 166 Hargraves Drive, Ste. B-300, Austin. The restaurant's menu will feature appetizers, including Meatloaf Bites, Spinach Artichoke Dip and Lobster Roll Sliders; salads; entrees, including Grilled Atlantic Salmon, Chicken Pot Pie and burgers; and desserts.

Pigtails & Crewcuts, a hair salon designed to cater to children with toys and other activities for kids as they wait for haircuts, opened a new Dripping Springs area location on May 3. Located in Belterra Village at 166 Hargraves Drive, Ste. E400, Austin, services include haircuts for kids and adults, nail and toe polishing, braids, flat and curling ironing and blow dries.

Nearby

Austin Craft Lounge, a BYOB arts and crafts studio, opens today, June 2. Crafters of any skill level select a project online – from blanket ladders to cup holders –

and schedule a time to work in the studio. The studio provides an instructor and materials. 12919 Nutty Brown Road, Austin. 512-961-6101.
www.austincraftlounge.com

The newest **Moviehouse & Eatery**, located in Lantana Place at 7415 Southwest Parkway, Bldg. 7, Austin, officially opened May 17 with evening showings. The family-friendly dine-in movie theater chain offers 10 auditoriums and a menu that includes pizzas, sandwiches, burgers, salads, tacos, appetizers and snacks, such as popcorn. Beverages offered include signature cocktails, wines, beers and soft drinks. 512-572-0770.

Jester King Brewery, located at 13187 Fitzhugh Road, Austin, announced May 10 it had purchased the remaining 107 acres of land around the brewery, including Stanley's Farmhouse Pizza and an event center near the south end of the property. In a news release by Jester King, the company announced that the new land will not be developed on except for some agriculture projects. The purchase of the event center will also allow Jester King to host weddings in the future.

Local Websites of Interest:

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

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Tips from the Editor

Whenever I am faced with a cleaning challenge and am looking for a cleaning product alternative to the fancy names found on grocery and hardware store shelves I go to my favorite website www.everydaycheapskate.com.

Mary Hunt and her many followers have a recipe for just about any challenge. Here is an example – All-Natural Weed Killer instead of Round-Up.

White vinegar. Ordinary distilled white vinegar with 5% acidity is cheap and works great. If you can find a higher acidity even up to 20%, it is going to work faster, but the end results will be the same.

Table salt. Use the cheapest kind of salt you can find in the supermarket—not sea salt, rock salt, Epsom salts (not even close to table salt, trust me on that) or anything fancy. Just cheap iodized or un-iodized generic salt also known as sodium chloride (NaCl).

Dishwashing liquid. You will be using only a few drops, so the brand doesn't matter. The purpose of the soap is to break the surface tension of the vinegar so it sticks to the weeds, forcing them to absorb it more readily.

WEED KILLER FOR AREAS TO BE REPLANTED

If you have weeds in areas you want to replant, do this: Fill a good quality spray bottle or ordinary garden sprayer with white vinegar and add about one teaspoon liquid dishwashing soap like blue Dawn. Apply sprayer top and follow the instructions on the sprayer to get it ready to spray. That's it. Seriously, it is that simple.

Pick a hot, dry day to spray weeds until saturated, and they will wilt and shrivel up within hours. Be careful to not spray anything you want to live. However, do not worry about the vinegar killing anything below the soil. Because vinegar will not harm the soil, you can safely replant the area once the weeds have died.

WEED KILLER FOR AREAS NEVER TO GROW AGAIN

To kill all vegetation in walkways, driveways and other areas where you don't want any living thing to grow again, mix two cups ordinary table salt with one gallon of white vinegar. Do this in a container that is larger than one-gallon capacity so you have room for the salt.

Apply the lid and shake to dissolve the salt. Salt dissolves more quickly in vinegar than in water, but it takes a bit of doing. It may not completely dissolve, but that's okay. Add 1 teaspoon liquid dishwashing soap. Pour into an ordinary garden sprayer. Apply to

weeds or grass on a dry, sunny day to areas you don't want to see vegetation of any kind in the future. The presence of salt in this recipe is what will eventually bring permanence to your weed killing. The salt will penetrate and leach into the soil. It may take several applications, but in time the presence of salt will "sterilize" the soil in this area so that nothing will grow there. Plan well before you take this semi-permanent route.

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