



Canyon Call

The official newsletter of the Sunset Canyon Land Owners Association • Jun 2019

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



2019 NEIGHBORHOOD NIGHT OUT

The 36th Annual and 22nd Sunset Canyon National Night Out, a unique crime prevention event, has been scheduled for Tuesday, October 1, 2019.

NNO has proven to be an effective, inexpensive, and enjoyable program to promote neighborhood spirit and sheriff-community partnerships in the fight for a safer nation. It is also a great way to meet your neighbors.

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. You will also get to visit with law enforcement personnel.

We would like to have several NNO parties in each section of Sunset Canyon this year. **If you would like to host a NNO party this year, please let Sandy Hale know.** She will register each family, and the SCLA Board will again provide HEB gift cards to each host family to help with expenses. PLEASE JOIN US!!!

Sandy Hale
512-858-5637
skhale902@verizon.net

SCLA President's Update

Dear Sunset Canyon Land Owners:

The SCLA Board has been considering the use of email to communicate with our membership. Until recently there were implementation concerns and a desire that we use email in a way consistent with the SCLA bylaws. The Board recently completed a review of our bylaws with an attorney. The review addressed the use of email and the way is now clear to use email for some SCLA purposes. The SCLA Board does not want to become another spam generator and will severely

limit the number of emails it sends out. We would expect to generate no more than a dozen or so emails each year. We will discuss what emails residents want to receive at SCLA's next annual meeting in January. Watch for information on how to send us your email address in the either the September or December Canyon Call.

The transition to the new Waste Connections price structure should be complete. If any Waste Connections customer in Sunset Canyon is not getting the quarterly rates listed below, please contact me by email at president@sunsetcanyon.org and I will see what the problem is. Please include your name and address so that I can identify you to Waste Connections.

Trash only \$68.20
Trash and recycling \$81.19
Extra trash container \$10.83
Extra recycling container \$4.33

Like any company, Waste Connections has a few areas that need improvement. The biggest problem Sunset Canyon residents have had with Waste Connections has been customer service by telephone. We are currently working with them to improve this. To address the problem of long hold times to reach a representative, Waste Connections is looking to see if they can use a call back system rather than have the caller wait on hold for a customer service representative.

Currently the best way to contact Waste Connections is to email them at sunsetcanyon@wasteconnections.com. Please include your name, street address, and a call back phone number. This email is closely monitored by Waste Connections. I tested the email and received a reply back within minutes (during business hours). In your email, please briefly describe your problem or indicate you are a new customer and want to open an account.

There are reasons other than price that the SCLA Board felt having a preferred waste collection service provider was a good thing. It is hoped that at some point there will be only one company providing such services in Sunset Canyon. This means that if there is trash on the street from sloppy collection the responsible party is known. A second and more important reason is that there will be less wear and tear on our 30 year old roads if only one heavy truck circulates weekly instead of 3 or 4.

In an effort to provide value to Sunset Canyon residents, we would like to identify other areas where we can negotiate special services or pricing. One of our residents suggested that we look into identifying a preferred lawn service company to work with. We have also have been talking to propane supply companies. At least one propane company has expressed interest but the question they have is how many additional customers they will get if they partner with Sunset Canyon. I would be interested in email comments on these two ideas or any other suggestions. The SCLA Board recently discussed the lawn service idea and was concerned about SCLA liability and the mechanics of setting prices for numerous slightly different tasks. No two lawns are the same! At some point, we will survey members to determine if there is enough interest to go forward and pursue better propane and lawn service pricing.

Steve Gallun
SCLA President

To participate in community dialogue: Join
NextDoor SunsetCanyon or SunsetCanyonSouth
<https://nextdoor.com>
The board does not monitor or sponsor this group.

THE WELCOME COMMITTEE NEEDS HELP

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 2018-2019. We have welcomed 7 new families in Section I (north), 18 families in Sections II-III (south), 5 families in Section IV (north), and 24 families in Section V (north). That is a total of 54 new families in 2018-2019. We know of 36 more homes

that are currently being built or that are for sale in our area.

THE WELCOME COMMITTEE NEEDS YOUR HELP. We are always looking for people to join in and help us with our welcoming activities. It does not take a lot of time, and the rewards are great. You will meet the nicest people who are moving here. If you can help, please call our chairman, Sandy Hale, at 512-858-5637 or skhale902@verizon.net.

If you see people move in or out, call and let us know. We need everyone to help us in this special task. The area is too big for us to know every time a new neighbor moves in or out. Thanks for your help!

New Citizen Patrol Is Launched – Neighbors Helping Neighbors

Constable Ron Hood of Precinct 4 in Hays County wants to keep crime out of his very fast growing jurisdiction by encouraging all the communities to consider instituting the volunteer based program to discourage criminals from targeting the area. “When would be criminals are scoping out a neighborhood and they see patrol cars with flashing lights and official signage driving around, they quickly realize that this is not the place to set up shop and move on to easier pickings” says Constable Hood. He adds, “Sunset Canyon will be a model for others to follow.”

“It’s all about neighbors helping neighbors to keep our community safe” says Paul Wiljanen, a resident of Sunset Canyon, and “Captain” of the community patrol. So far, sixteen residents have applied to be a patroller and our target is to have twenty trained by year end. “What a great showing of support from the neighborhood. When everyone does their fair share and contributes a little, the neighborhood benefits a lot!” says Mr. Wiljanen. “It’s also a great way to meet your neighbors” he added. Sunset Canyon residents are asked to volunteer their time to patrol or make a minimum donation of \$10 to help cover operational and vehicle setup expenses. Patrols are non-confrontational and act only as the eyes and ears of law enforcement by identifying suspicious activities

or dangerous situations. Patrols are trained to observe, recognize, and report incidents by calling 911 for the handling of any situation. "99% of the patrol's impact is the criminal seeing us... 1% is us seeing them. Patrolling in marked vehicles sends a clear message that Sunset Canyon is aware, alert, and will not tolerate criminal activity" says Deputy Constable Graham. To make a donation, send it to Sunset Canyon Landowner's Association, PO Box 588, Dripping Springs, TX 78620, or for more information, please email Paul Wiljanen at atlargeE@sunsetcanyon.org.

Oak Meadow Gate Final Resolution

It's all good news! Walt Smith, County Commissioner, and Paul Wiljanen, SCLA Representative, went to the County Commissioners Court on May 14 to file a Resolution regarding the Emergency Access Only Gate to be installed where Oak Meadow Drive connects to the Headwater's development. The Resolution states that a gate is to be installed for emergency access only. Should a public school be established in Headwater's, Hays County shall make a determination to open the gate for continuous public use only after considering the following: 1. Traffic impact of continuous use within both subdivisions, 2. Standards and specifications of roadways connecting to this point, and 3. The ability of roadways within both subdivision to accommodate the traffic impact of continuous use; and this Resolution shall take effect immediately without reconsideration. This resolution was passed and signed by the Hays County Judge. For a copy of the signed Resolution, see the Neighborhood page on sunsetcanyon.org.

Paul Wiljanen, SCLA Rep

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 **second Monday of each month**. Any changes to the monthly meeting dates will be posted on our website sunsetcanyon.org. 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

Jul 8, 2019 - Monthly Board Mtg 7PM at SCBC
Aug 12 - Monthly Board Mtg 7PM at SCBC
Sep 9 - Monthly Board Mtg 7PM at SCBC
Oct 1, 2019 - National Night Out
Oct 14 - Monthly Board Mtg 7PM at SCBC
Nov 11 - Monthly Board Mtg 7PM at SCBC
Dec 9 - Monthly Board Mtg 7PM at SCBC
(SCBC - Sunset Canyon Baptist Church)

Association Information

SUNSET CANYON LANDOWNER'S ASSOCIATION

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

www.SunsetCanyon.org

Officers:

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

president@SunsetCanyon.org

Vice President..... Randy Foster (512) 858-4038

vp@SunsetCanyon.org

Secretary.....Becky Gallun

secretary@SunsetCanyon.org

Treasurer..... Joan Thomas (512) 632-5118

treasurer@SunsetCanyon.org

Directors:

At-Large..... Sandy Hale (512)-858-5637

atLargeA@SunsetCanyon.org

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

atLargeB@SunsetCanyon.org

At-Large..... Peggy Grambo (512)970-0695

atLargeC@SunsetCanyon.org

At-Large.....Lynn Dawson (512) 858-0961

atLargeD@SunsetCanyon.org

At-Large Paul Wiljanen (361) 265-8161

AtLargeE@SunsetCanyon.org

Committee Chairs:

Infrastructure.....Gary Hale (512) 858-5637

infrastructure@SunsetCanyon.org

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

0695 newsletter@SunsetCanyon.org

Welcome Committee..Sandy Hale (512) 858-5637

welcome@SunsetCanyon.org

Reprinted by Popular Request:

**SUNSET CANYON Subdivision – a brief history by
Gary Hale**

In about 1981 a developer, L O Jackson and his three sons, Terry, Larry, and Jerry, started a nice new subdivision in the area three miles east of Dripping Springs. The original section was just called Sunset Canyon and is located on land that was part of the Key Ranch and maybe Hazy Hills Ranch. There was some swapping of land done at the time. The original piece of land was the portion that is now directly behind Sunset Canyon Baptist Church. It is pretty much defined by the street called Hidden Hills as it loops around. The current church building was the headquarters and the sales office for the Jacksons as they developed the subdivision. Lots were sold and a good numbers of houses were built during the first several years. Most of the lots are residential but the lots located on the highway are commercial. A large entrance sign was built by the Jacksons on a commercial lot. It was lighted and has irrigation for the grass and the landscape. There is a set of CCR's or deed restrictions just for this section of the residential lots.

The Jacksons then went across the road (US290) from the sales office and bought some more property and started developing this section of land in about 1982-83. It was done in two sections. The front section is referred to as Section II and the part further to the south is Section III. Again, most of the lots are residential and the lots on the highway are commercial. Another large entrance sign was erected by the Jacksons on a commercial lot. There is a light and water for this sign also. This sign said Sunset Canyon II/III. It is now referred to as "South". There are CCR's or deed restrictions for each Section II and III. The restrictions are almost the same as the original but there are some minor differences.

The Jacksons continued to sell lots and were apparently doing well. They then went behind the original section and purchased some more property. They tied this property into Hidden Hills with a street called Cottonwood Creek and they laid out Section IV. It was roughly west of Trautwein, although a small section is on the east side of Trautwein and the street is Timberline Trail. Oakwood crosses through Section IV from Trautwein to Canyonwood. Most lots are residential but there may be a couple of lots that are commercial on the corner of Oakwood and

Trautwein. There is a separate set of restrictions for this section.

In 1985 the Jacksons purchased their last land from the Hazy Hills Ranch. This land became Section V or as we refer to it as "West". It has a long main road, Canyonwood, and a parallel road Oak Meadow. There are a few commercial lots up front but most of the lots are residential. There are separate restrictions for this section also. As a note there are about five lots on the west side of Canyonwood, right at the front that are not in Sunset Canyon. I believe this is called Sunset Hills and was developed from the Ranch property. Just as this section was getting sold, in about 1986-87, there was a downturn in the economy. The savings and loan bust and the oil bust happened and the selling of lots came to a slow down.

The Jackson's filed for bankruptcy in about 1987-88. A large number of lots (about 159) were sold to an investor. These lots are what we now refer to as "Nassour" lots. The Hazy Hills Ranch also took back a good number of lots and then resold them. This event is what caused the subdivision to be the size that it is now. There was some land across the highway, just east of South Canyonwood Dr. that was to be developed at a later date but was not developed after the bankruptcy. There are some commercial business in that area now. There is also some land in what we used to call the "horseshoe curve area" that was filled in with fill dirt/rock over a period of years. This is where the propane company, the large form factory/storage, the law office, and the storage sheds are now located. I do not believe that was an actual part of Sunset Canyon subdivision.

A note on the "Nassour" lots: These lots were sold by an investor and they do have a separate set of additional restrictions added. The original restrictions apply plus there are additional ones added on. Nassour lot owners, after they build a house, are required to join the Sunset Canyon Landowners Association (SCLA).

In about 1987 a small group of people got together and started a landowners association and it was called Sunset Canyon Landowners Association. It was chartered and filed at the Texas Secretary of State. Bylaws were set up and the membership was voluntary. Officers and board members were elected. When the Nassour lots were created, the restrictions for those lots stated that when you build a house that you had to become a member of SCLA. That is why

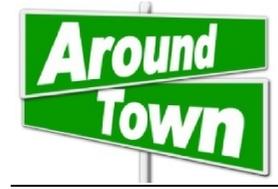
there are two classes of members, voluntary and mandatory.

Here are a few facts and figures about our subdivision. These figures are not exact but are close to being accurate. The numbered lots in Sunset Canyon go up to 1075. There may be some gaps in the numbering so we are not exactly sure of the total number of lots. We think there are about 900 or so residential lots in the five sections and about 40-50 commercial lots. There are about 1500-1600 acres in Sunset Canyon. There are about 750-800 homes in Sunset Canyon. . The few lots that do allow livestock are listed in the restrictions and must be at least 2.5 acres or greater. These lots can have ONLY one animal per each 2.5 acres. Livestock is defined in the restrictions as horse, cattle, sheep, or goats. Absolutely No swine or pigs are allowed on any lot in any section. Section V does not allow for ANY livestock, to include poultry, on any lots.

We have restrictions that are reasonable and not excessive. These were made by the developer and not by SCLA. SCLA does not place any new rules or regulations on property. SCLA does help keep our roads and signs maintained by using the Hays County maintenance personnel. They also keep the areas around the two entrance signs mowed and trimmed and they keep the lights operating. There is a Welcome Wagon operation to welcome new neighbors with information and a small gift. There is a newsletter to try and keep people informed and there is a website for information. SCLA was given the authority to conduct the Architectural Review by Mr. Jackson when he ceased operations and they have been doing this function for the past 30 years. The committee is made up of three members/landowners.

This subdivision is a safe area to live and to raise children. SCLA has a neighborhood watch and we have an active Neighbors Night Out program. There is very little crime reported in this neighborhood and we do have patrols from Hays County Sheriff's Department and by the Constable's Office. You can feel safe walking, jogging, and riding bikes most of the time, although traffic on narrow roads has been and will continue to be a problem.

We hope you and your family enjoy your home and lifestyle in a beautiful, safe, and outstanding neighborhood. It really doesn't get much better than this.



Local Items of Interest

DS Skatepark Inc. and the city of Dripping Springs completed a donation agreement in May for the future Dripping Springs Skatepark a 12,000-square-foot project, set to be located at the north end of Founders Memorial Park. The organization will seek out community input as the project moves into the design phase.

As population and development in Dripping Springs have continued to grow, so have local **medical options** convenient to Dripping Springs residents. Options have expanded past the traditionally available family medicine, with more offerings for pediatrics, dentistry and orthodontics. Additionally, several specialty clinics have opened. Some Austin medical offices have recognized the demand for care in Dripping Springs. Some have opened satellite offices in the city, where specialists travel one or two days a week. Such options increasingly give locals the convenience to see medical professionals without driving outside the city limits. The city expects more expansion of medical options in the near future, with Austin Regional Clinic constructing a new clinic set to open by the fall that will offer general family medicine, pediatrics, and lab services.

Signs of development have steadily cropped up along Hwy. 290 between the Y at Oak Hill and Dripping Springs for the past several years, with both **commercial and residential developments** impacting the community. Currently, at least six commercial, seven residential and four mixed-use developments are underway. On either end of the 14-mile stretch of Hwy. 290, major changes are planned to accommodate growth. Upcoming construction of the Oak Hill Parkway project is expected to relieve congestion around the Y at Oak Hill.

The **290 Safety Coalition**, a recently formed community action group, is circulating a petition to reduce the speed limit on an eastern stretch of Hwy. 290 that runs through Dripping Springs, between Trautwein and Nutty Brown roads. According to Texas Department of Transportation's Crash Records

Information System, 221 accidents occurred in the past nine years within that stretch. A Hwy. 290 speed study is currently underway, as well as a study of intersection safety along the highway.

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VIP Program – Citizens Patrol



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RETURN SERVICE REQUESTED

NATIONAL NIGHT OUT is October 1, 2019 – Please come out and meet your neighbors!

**Thank you, Dripping Springs
for voting us #1 Three years in a row!**



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