



# Canyon Call

The official newsletter of the Sunset Canyon Land Owners Association • Dec 2020

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

[www.sunsetcanyon.org](http://www.sunsetcanyon.org)

Email tips, stories, articles, recipes, or whatever else you'd like to share to Peggy at [scla.news@sunsetcanyon.org](mailto:scla.news@sunsetcanyon.org)



## NOTICE OF 2021 ANNUAL MEETING SUNSET CANYON LAND OWNERS ASSOCIATION

The Annual Meeting of the Sunset Canyon Land Owners Association (SCLA) shall be called to order at 7:00 p.m. on Monday, January 25, 2021 at Sunset Canyon Baptist Church located at 4000 US-290, Dripping Springs, Texas 78620. Registration for the Annual Meeting shall begin at 6:30 p.m. The purpose of the meeting will be to: (1) elect Officers and Directors for 2021 and (2) conduct the annual business of the SCLA.

Below is the Meeting Agenda. Please be advised that nominations from the floor will be called for during the Annual Meeting.

### MEETING AGENDA

6:30 pm Registration and Snacks

7:00 pm Call to Order and Verification of Quorum

Guest Speakers:

- Constable Ron Hood
- County Commissioner Walt Smith
- Approval of Minutes of Prior Annual Meeting
- Report of Officers and Standing Committees
- Board Candidate Introductions
- Call for Nominations from the Floor
- Election of Officers & Directors
- Unfinished Business
- New Business
- Announcements
- Adjournment

### BOARD CANDIDATES

President	<b>Open</b>
Vice President	Randy Foster
Secretary	Alan Kleymeyer
Treasurer	Joan Thomas
Director – A	Peggy Grambo
Director – B	Sarah Wigfield
Director – C	Austin Wilkins
Director – D	Lynn Dawson
Director – E	Paul Wiljanen

## Dues Notices for 2021

Joan Thomas, SCLA Treasurer, wanted to remind all Landowners that the dues notices are mailed in December. This year, you have the option to pay your \$35 online at the [sunsetcanyon.org](http://sunsetcanyon.org) website. In order to vote at the annual meeting, your dues must be paid. At the annual meeting, dues may be paid but only cash or checks will be accepted.

## Patriots' Hall of Dripping Springs (Patriotshall.org)

Kathryn Chandler reports that they are officially breaking ground in mid-December! It's been a long wait, but so worth it. We have already raised 3.2 million of our 5.9 million entire budget. Our mission is to provide a 10 acre retreat. Resources are for all veterans and their families to connect and find support. All Donations are so appreciated. This can be done through our website [patriotshall.org](http://patriotshall.org). You may also leave comments or questions at the website.

## Communication

Our Secretary, Alan Kleymeyer recently responded to a SCLA landowner's question about reaching residents.

We recently started asking permission to use emails on file to communicate directly. Unfortunately, only around 160 residents responded to our request. We hope to get higher numbers, but it will take time. Our newsletter (which goes out quarterly) is the only mechanism that reaches the majority if not all residents.

NextDoor has 1073 members signed up in the Sunset Canyon neighborhood and may be the best way to communicate quickly to a majority of residents. Thanks to Alan for convincing NextDoor to consolidate the 3 'neighborhoods' that used to comprise Sunset Canyon into one!

## SAFETY PROMOTED BY NEIGHBORS

So far thirty-three neighbors have been trained as volunteers to help promote a safe neighborhood. New patrol signs have also been posted at all the entrances to Sunset Canyon. Patrollers are trained by the Constables office to be non-confrontational observers reporting anything suspicious to 911. Their visibility also discourages criminal activity. It's all about neighbors helping neighbors! Please show your support by volunteering or giving a \$10 donation to help cover operating costs.

Contact Paul Wiljanen at 361-265-8161 or email [scla.vip@sunsetcanyon.org](mailto:scla.vip@sunsetcanyon.org). Visit [www.sunsetcanyon.org/payment](http://www.sunsetcanyon.org/payment) to use a credit card, or mail a check to SCLA, PO Box 588, Dripping Springs, TX 78620.

## Observations from a Sunset Canyon Land Owner

Each day, when walking or driving around our Sunset Canyon neighborhood, I think how nice it is to live here. Building in Sunset Canyon, eleven years ago, was a very good life decision. The neighborhood appeals to people in many different ways. My wife and I are retired and take time to enjoy the deer, road runners, rabbits, foxes, and the occasional wild turkey that we share our yard with. We also appreciate that most residents take pride in their property and do the work to keep it looking good. Another nice thing about the neighborhood is that it is not a development that has houses lined up on a street with a uniform set back and style with manicured lawns. We like that Sunset Canyon is semi-rural with large lots, varying set back, diverse house styles, and landscaping ranging from manicured lawns to natural vegetation. We also like the fact that our neighborhood is pretty much crime free.

Judging by how long houses take to sell in Sunset Canyon, a lot of other people must feel the same way. Just recently we noticed two houses that had had signs saying that they were shortly going to be for sale. No actual for sale sign was ever put up, only a sold sign. Judging by what we see with real estate signs, two weeks is a long time for a house to stay on the market.

In nature the natural path things take is to disorder. Engineers know that natural processes proceed in the direction of increased entropy and that it takes work and energy to reverse the natural trend. Our neighborhood would follow this natural path if the residents and organizations did not supply work and energy. The Sunset Canyon Landowners Association (SCLA) is one organization that has had some success in helping to keep our neighborhood from falling into disorder and lowering the lifestyle we all enjoy. In recent years the SCLA was active in preventing the extension of Oak Meadow into the Headwaters development and avoiding increased traffic, including trucks, not only on Oak Meadow but also on roads such as North Canyon Wood that connects to Highway 290. The SCLA sponsored the creation of the Sunset Canyon Citizens Patrol which should help keep our neighborhood free from property crime. The SCLA negotiated a contract with Waste Connections for trash and recycle services. This contract lowered most residents cost for service, provided a free bulk pickup each year in May, and influenced Waste Connection to improve their customer contact. SCLA also sponsors National Night Out each October and the Welcome Wagon group that greets new residents. The SCLA provides a review of new construction or additions to existing houses to help residents understand building requirements and avoid inadvertent mistakes. The SCLA also collects information about road pot holes and trees that need trimming and reports this information to the appropriate government person. Over the years SCLA has learned who to contact to get some-

To get things done.

The SCLA plans to provide a leadership role in making sure that plans to extend South Sunset Canyon Drive to Darden Hill road do not create a monster that takes owners' property, impacts connecting road intersections that residents use to get to Highway 290, and create road noise throughout the entire area of South Sunset Canyon. The SCLA should consider that having a plan to connect the two roads is not a good thing even if the local government says that it will never be done.

The SCLA hopes that Sunset Canyon residents see value in the services it provides and will consider joining the organization. Dues are \$35 per year. Monthly board meetings are on the second Monday of each month and there is an annual membership meeting in January. It is not necessary to be a dues paying member to attend and speak at any meeting but it would be nice. Please note that the Canyon Call is distributed to all residents, dues paying or not.

Steve Gallun, past SCLA President.

## Volunteers Welcome

The SCLA board welcomes community members that would like to take an active role in attending city and county events **regarding proposed changes to our roads**. If you would like to participate, please contact Sarah Wigfield at [scla.board.2@sunsetcanyon.org](mailto:scla.board.2@sunsetcanyon.org).

## Letter from Kevin Fleming, Sr Project Manager at Headwaters

I sent out an email a couple of months ago outlining the "work hours" at Headwaters. These "work hours" are published by the city of Dripping Springs and our residents know that they are the standard for work hours in the community. This week again, we had multiple complaints from residents of Headwaters and residents of Sunset Canyon about work prior to 7:00 a.m. and deliveries and access being taken to 4.2 through completed Phase 1 and 2 roadways by CCC or your subcontractors.

So, we are going to start a new phase of enforcement of work hours. From this date forward, for each instance of improper access, or improper work hours, CC Carlton will be fined \$500. Second offences by the same subcontractor or CCC team member will be responded to with a \$1,000 fine. The discretion for such fines will be with Phil McPherson and Patrick Corona, who is the Community Manager who fields complaints from homeowners. I hope that we do not have to issue any fines, but we have tried getting your attention without fines and it is not working for us.

Reminder – Working Hours are:  
Weekdays – 7:00 am to 7:00 pm  
Saturday – 8:00 to 6:00  
Sunday – No Work!

**Water Pressure Alert from a concerned resident**

I recently had a plumber do some work for me at 1004 Canyon View and in the process, his gauge measured my pressure to be 100 psi. Hill country plumbing had measured 2 years ago and my pressure was 65 psi. The plumber indicated WTCPUA had probably increased pressure for better flow due to new construction and growth along 290. I don't think they are obligated to inform us when this happens.

I checked my neighbors house with my gauge and it was 100 PSI also. We are both having pressure regulators placed on our lines which will allow us to decrease pressure.

Not sure if this is widespread but water pressure going into a residence should never exceed 80, preferably between 50-60. The impacts are on water heaters washing machines, fixtures prematurely wearing out, but of more concern can lead to leaks to piping in the attic and foundation. Many folks already have the regulators and this increase might not be affecting all, but wanted to bring this to the Board's attention.

Note: At first this problem seemed to be within Sunset Canyon South only but some residents in other sections of Sunset Canyon have also reported high water pressure.

**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](http://sunsetcanyon.org). All residents are welcome to attend. If you have any issue to bring before the Board, please let the Board know at least three working days prior to the meeting.

**CALENDAR OF EVENTS**

- Jan 11 - Monthly Board Mtg 7PM at SCBC
- Jan 25 - Annual SCLA Meeting at SCBC
- Feb 8 - Monthly Board Mtg 7PM at SCBC
- Mar 8 - 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](http://www.SunsetCanyon.org)

**PLEASE NOTE THE NEW EMAIL ADDRESSES**

**Officers:**

- President**.....vacant  
[scla.pres@sunsetcanyon.org](mailto:scla.pres@sunsetcanyon.org)
- Vice President**..... Randy Foster (512) 858-4038  
[scla.vp@sunsetcanyon.org](mailto:scla.vp@sunsetcanyon.org)
- Secretary**.....Alan Kleymeyer  
[scla.sec@sunsetcanyon.org](mailto:scla.sec@sunsetcanyon.org)
- Treasurer**..... Joan Thomas (512) 632-5118  
[scla.treas@sunsetcanyon.org](mailto:scla.treas@sunsetcanyon.org)

**Board Members:**

- At-Large**..... Peggy Grambo (512)970-0695  
[scla.board.1@sunsetcanyon.org](mailto:scla.board.1@sunsetcanyon.org)
- At-Large**.....Sarah Wigfield (760) 889-4212  
[scla.board.2@sunsetcanyon.org](mailto:scla.board.2@sunsetcanyon.org)
- At-Large**..... Austin Wilkins (206)397-6471  
[scla.board.3@sunsetcanyon.org](mailto:scla.board.3@sunsetcanyon.org)
- At-Large**.....Lynn Dawson (512) 858-0961  
[scla.board.4@sunsetcanyon.org](mailto:scla.board.4@sunsetcanyon.org)
- At-Large** ..... Paul Wiljanen (361) 265-8161  
[scla.board.5@sunsetcanyon.org](mailto:scla.board.5@sunsetcanyon.org)

**Committee Chairs:**

- Infrastructure**.....Gary Hale (512) 858-5637  
[scla.infrastructure@sunsetcanyon.org](mailto:scla.infrastructure@sunsetcanyon.org)
- Website/Newsletter**...Peggy Grambo (512) 970-0695  
[scla.news@sunsetcanyon.org](mailto:scla.news@sunsetcanyon.org)
- Welcome Committee**..Sandy Hale (512) 858-5637  
[scla.welcome@sunsetcanyon.org](mailto:scla.welcome@sunsetcanyon.org)
- Plan Review** [scla.plans@sunsetcanyon.org](mailto:scla.plans@sunsetcanyon.org)

***To participate in community dialogue:***

***Join*** NextDoor SunsetCanyon

<https://nextdoor.com>

***The board does not monitor or sponsor this group.***

The **Hays County Sheriff's Office** has a new mobile **app** available at the AppStore and on Google Play. Search for Hays County TX Sheriffs Office.

### **UPDATE: Sunset Canyon South Connector Road.**

My wife and I spoke to the County Commissioner for about an hour and a half and we feel a lot better. First off, y'all rock! You put a ton of comments on the map, and it now looks a lot like a Christmas tree. The public sentiment against the connector road couldn't be more clear. Secondly, this proposal is from the city, not the county. However, the city doesn't have the authority or money to actually implement it. Anything in dark grey in the map is in the city, light grey is ETJ and white is not in any jurisdiction. As you can see, Sunset Canyon South is all ETJ or not in any jurisdiction. Annexing is much harder now than it used to be due to changes in the laws. Actually getting the land would also be extremely expensive, plus roads cost millions of dollars a mile. Generally they put everything they can think of on the plan for comment because they have a narrow window and things are hard to add later. The Commissioner said the best approach is to comment on the city plan, as we have been doing. We could also send a representative to the monthly meeting. The bigger thing is that the county plan is coincidentally going to be out around January. It will include a lot of things that won't make the final approved plan, but we will need to put similar comments if we have any concerns with that plan. Generally the county is focused on major corridors to handle projected growth, not small connector streets. In short, the plan is sort of a pie in the sky proposal and is typically not implemented as written, even if it is approved. For all practical purposes, the city doesn't have the money to condemn property or modify roads outside of the city. Update 1: The city recently added an FAQ to the open house. I highlighted a few important points below. Update 2: Here is the info for the monthly meeting of the Transportation Committee of DS. <http://www.cityofdrippingsprings.com/page/city.transportationcommittee>

Jeff Trattner & Kristen Baker Trattner

### **Wildfire Danger**

A concerned Sunset Canyon resident shared this information on the danger of wildfires in our area.

I would like my community newsletter to print an article about fire danger and neighbors need to mow their yards to reduce risk of wild fires, etc. Vol 13, issue 12, Oct 22 –Nov 18 SW Austin Dripping Springs Edition of **Community Impact** has article "Feeling the Heat – New code, mitigation techniques aim to lower South Austin wildfire risk" and there is a map showing danger/risk, etc. <https://editions.communityimpact.com/view/835797/>

In our neighborhood we have large lots and some people only mow near their house and let the rest of their lot go – do not mow for months and months. My neighbor's lot is within 15 feet of my home and the grass/weeds are about waist high right now. Last year I chatted with him when he was on his mower and he came and did the rest of the lot. Would be great if he and others read about it via the Community Impact article.

### **Waste Connections Holiday Schedule**

This year both Christmas and New Years fall on Friday. There is no adjustment needed to the Sunset Canyon regular pickup on Thursday.

### **School Bus Safety Reminder**

DISD has a number of bus stops to drop off and pick up students that are on US290. Since 290 is not a divided highway with barriers between the east and west lanes, ALL TRAFIC MUST STOP when a school bus is stopped with their flashing lights on. Don't get caught passing a school bus. Not only is it a safety hazard for the students but the fine is \$300!



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Call 512-282-3508 or email [sunsetcanyon@wasteconnections.com](mailto:sunsetcanyon@wasteconnections.com)

# Happy Holidays!

2020 has been a unique year, and our Real Estate market has been thriving!



## FUN FACT:

Sunset Canyon and Heritage Oaks are the most sought after neighborhoods for resale!

CALL ME if you want to take advantage of these unprecedented times in our market.

**(512) 596-6396**

Mauricio Mac Gregor/Broker Associate

[Info@mauriciomacgregor.com](mailto:Info@mauriciomacgregor.com)



When it comes to *Selling your Home* wouldn't it be nice to know your *Realtor* cares about Sunset Canyon as much as you do? Well, my wife and I along with our newborn daughter live here and could not be Happier. I feel a Buyer moving into Sunset Canyon would be delighted to know the Listing Agent not only lives here but just moved-in, at the beginning of 2020 and likely for a lot of identical reasons. I have also set records multiple times in multiple areas for the *Highest Price Per Sqft Sold* (available upon request). This is due to a couple of unique skillsets that I'd be happy to share.



Please feel free to call me anytime.

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= Real Estate =

**Travis Westover**

Texas Realtor

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Is Monday, January 25, 2021—Please plan to attend!**

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4 YEARS IN A ROW!

The advertisement features a background image of a golden scale of justice and a statue of Lady Justice. On the left, there is a portrait of Milena Christopher, a woman with dark hair and glasses. A circular award seal is overlaid on the portrait, and a text box below it states "RATED 'BEST OF' 4 YEARS IN A ROW!". The main text is centered and uses a mix of white and gold fonts. The contact information is at the bottom in white text.