

# THE Canyon Call

The newsletter of the Sunset Canyon Land Owner's Association  
September 2026

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



## CanyonCall is Live! Download the Official Sunset Canyon Mobile App

The official Sunset Canyon mobile app, CanyonCall, is now live! Beta testing is complete, and the app is available for download in the Apple App Store and coming soon to the Google Play Store—just search for "CanyonCall".

While over 50 residents have already set up accounts, an app is only as strong as its community. We need your help to make it a vibrant, active hub for our neighborhood.

### Why Use CanyonCall Instead of Social Media to Keep Informed About Sunset Canyon?

Unlike traditional platforms like Facebook or NextDoor, CanyonCall gives you total control over what you see:

**No Unwanted Feeds or Ads-** Posts live inside specific discussions and groups, so you never have to scroll through noise to find what matters to you.

**Custom Notifications-** Favorite the discussions you care about most and set

notifications to stay updated only on those topics.

**Private Groups-** Join specialized or create your own. Group membership is opt-in and owner-approved, keeping conversations focused and relevant.

**Easy Access to Neighborhood Info-** Get quick access to essential community details—including Announcements from the SCLA Board, section maps and property/lot information—right from your phone without having to search or navigate a website.

### Continuous Updates & Feedback

CanyonCall will continue to evolve with new features, exclusive content, and updates based directly on your needs.

Use the built-in feedback feature in the app to share your ideas or report issues. Download CanyonCall today, join the conversation, and stay connected!  
<http://kleymeyer.com/canyoncall>

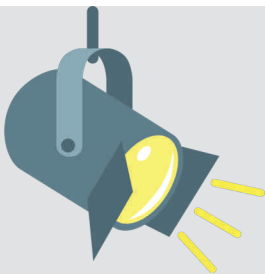
## National Night Out

Year after year, according to the Hays County Sheriff's Dept, 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 neighborhoods is to join the NNO party nearest you on October 6 and meet your neighbors. You will also get to visit with law enforcement personnel.

### Parties in Sunset Canyon

1. Canyon Church: 4000 E US Highway 290, Dripping Springs; back parking lot 6:00 PM - 8:00 PM
2. Dredla residence: 1011 Foothills Drive, Dripping Springs; 6:00 PM- 8:00 PM
3. Vasquez residence: 707 Blue Hills Dr, Dripping Springs; 6:00 PM - 8:00 PM
4. Popovicis residence: 908 N Canyonwood Dr, Dripping Springs; 6:30 PM - 8:30 PM

If you have questions about NNO, please contact Donna Bowser at [djbowser1@gmail.com](mailto:djbowser1@gmail.com)



## Local Spotlight

### Rice & Oak

After operating Aroi Thai food truck near Nutty Brown for a decade, owner Siwaphan Sampaotong opened a brick and mortar location in downtown Dripping Springs. Rice and Oak's menu features woks, curries, rice bowls, shareables, soups and more. The chicken satay is delicious. Located at 1025 Cannon Drive, Ste. 105, Dripping Springs.

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 Sarah at [scla.news@sunsetcanyon.org](mailto:scla.news@sunsetcanyon.org)

SUNSET CANYON LANDOWNER'S  
ASSOCIATION  
P.O. Box 588  
Dripping Springs, TX 78620  
[www.sunsetcanyon.org](http://www.sunsetcanyon.org)

**Officers:**

President- Alan Kleymeyer  
Vice President- Randy Foster  
Secretary- Sarah Wigfield  
Treasurer- Vacant

**Board Members:**

At-Large- Nancy Shindler  
At-Large- Vacant  
At-Large- August Arndt  
At-Large- Lynn Dawson  
At-Large- Tom Funnell

For the contact form and  
committee information please visit  
our website at [sunsetcanyon.org/](http://sunsetcanyon.org/)  
board.

**BOARD MEETINGS**

The Board of Directors meets at  
7:00 PM. in the annex of the  
Sunset Canyon Baptist Church 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 Secretary know at  
least three working days prior to  
the meeting.

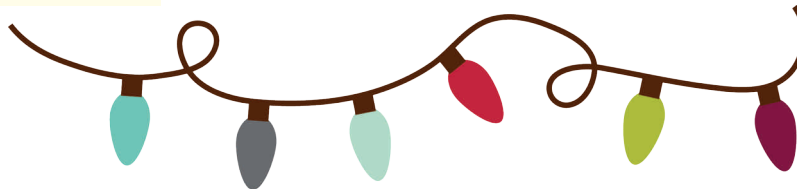
## LETTER FROM THE NEW BOARD PRESIDENT- ALAN KLEYMEYER

Hey neighbors! This is my first  
letter as President. I moved to  
Sunset Canyon back in March 2020,  
right before everything shut down,  
and it was such a welcome change.  
It's a beautiful neighborhood with  
plenty of elbow room between  
homes—navigating COVID in a  
cramped tract-home neighborhood  
in Bee Cave definitely wouldn't  
have been much fun!

Wanting to get to know everyone  
and get involved, I decided to join  
our LOA board as Secretary. As a  
software developer, I also  
volunteered to run our website and  
help out with communications. I  
previously served on the HOA  
board in Lake Pointe when  
everyone was up in arms about the  
Hill Country Galleria being built  
next door. While we couldn't stop  
the development, we successfully  
worked to address community  
concerns, like adding a buffer wall  
and reducing the planned height of  
the Sonesta Hotel.

This month, we're saying goodbye  
to Joan Thomas, who moved away  
after living in Sunset Canyon since  
2005 and serving as our Treasurer  
for 10 incredible years. She'll be  
deeply missed and did so much for  
our neighborhood! Additionally,  
Gary Hale has to step down from  
his crucial role as our infrastructure  
representative due to health

reasons. We're so grateful for his  
hard work making sure key public  
services, like road repaving, were  
taken care of. We'll be looking for  
a volunteer to fill this role as well.  
At our last board meeting, I agreed  
to step into the President role, and  
Sarah kindly agreed to take over as  
Secretary. We'd been searching for  
a new President with no luck,  
knowing it's a tough ask for  
someone to jump right into an  
officer role. We're hoping this  
shuffle makes it much easier for  
new volunteers to join as an At-  
Large member first. Naturally, all  
positions will be up for a vote/  
approval at the annual LOA  
meeting in January.  
Finally, change is all around us. The  
Headwaters East Commercial  
project will break ground early next  
year and is set to wrap up in  
summer 2028. Half of the pads are  
already leased, and the Dripping  
Springs Sports Center will anchor  
the space. Thanks for reading, and  
please feel free to reach out  
anytime!  
If you want to engage with people  
in our neighborhood on a more  
private platform besides NextDoor  
or Facebook, please download the  
CanyonCall mobile app I've  
developed for our neighborhood.  
More info can be found here:  
<https://kleymeyer.com/canyoncall/>



## LIGHT UP THE HOLIDAY SEASON

With the holidays just around the corner, it's not too early to plan on decorating your home and front yard with some holiday decorations. Whether it's just a few strings of lights or a massive display, every little bit helps to bring a smile and joyfulness to passersby. Let the fun begin!

## **Sunset Canyon: State of the Market**

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### **What's happening in our neighborhood?**

As we head into fall, I thought it was a good time to take a look at what's actually happening with real estate right here in Sunset Canyon.

As of September 23, 2026, according to the Austin Area MLS, 19 homes have sold in the neighborhood. Closed prices have ranged from \$515,200 to \$1,260,000, with a median sales price of \$750,000.

### **SUNSET CANYON BY THE NUMBERS**

19 homes sold in 2026

\$750,000 median sold price

\$798,795 average sold price

\$306.37 median sold price per sq. ft.

20 days median Days on Market

7 homes currently for sale

3 homes under contract

### **What's for sale right now?**

There are currently 7 active listings in Sunset Canyon, ranging from \$650,000 to \$2.499 million.

The median asking price of the active homes is \$789,900, and the average is approximately \$1.04 million. Current listings have been on the market anywhere from 13 to 153 days.

### **So...what does all of that mean?**

Homes ARE selling in Sunset Canyon, but buyers are paying attention to value. One of the biggest things to remember about our neighborhood is that no two properties are exactly alike. Lot size, home size, age, condition, renovations, pools, outbuildings and location within the neighborhood can all have a significant impact on value.

That's why a neighborhood average only tells part of the story.

For example, 2026 sales have ranged from roughly \$218 to \$430 per square foot. That's a BIG spread, and a perfect example of why simply multiplying your home's square footage by the neighborhood average isn't necessarily a good way to determine what your home is worth.

For sellers, pricing and presentation matter. For homeowners who aren't planning to sell anytime soon, these sales are still worth watching because they're helping establish the comparable sales that will influence future property values in Sunset Canyon.

I live here too, so I keep a pretty close eye on what's happening in Sunset Canyon- not just what's listed, but what's actually selling. If you're ever curious what these sales mean for your particular home, just reach out. I'm always happy to put together a neighborhood-specific market analysis for you. No sales pitch. No obligation. Just good information from your REALTOR® neighbor.

-Contributed by Kelli Whirlow, Welcome Committee Chair

## **OPEN BOARD & COMMITTEE POSITIONS**

### **LOOKING FOR A NEW TREASURER**

The SCLA needs a new treasurer. Joan has moved to a new community, but she's not moved far and will help the new treasurer during and after the transition.

The main requirement is an attention to detail. Joan currently uses Excel and Quicken. Most months, she only spends 1-2 hours a month working on tracking dues, responding to Title Companies and keeping track of homes that have sold in the neighborhood. She spends more time early December preparing dues notices for the new year for all homeowners and then in first quarter processing payments (1-2 hours a week).

### **AT-LARGE BOARD MEMBER NEEDED**

At-Large members are required to attend monthly Board Meetings, and often choose to join committees to help with community events. Typically, at-large members spend 1 hour per month on their duties.

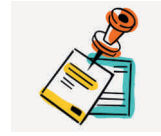
### **INFRASTRUCTURE COMMITTEE CHAIR**

After 39 years of service on the SCLA board, Gary is retiring. We need a volunteer who feels strongly about keeping our community safe and beautiful. The infrastructure committee chair is the liaison between the community and the County Commissioner. He handles potholes, road damage, downed or damaged street signs, stop signs, and speed limit signs. At each entrance to our community, he makes sure the signs, grass, and lighting are maintained. The amount of time required per month varies, and the board encourages attendance at monthly meetings to report.

Please contact us at [sunsetcanyon.org/board](https://www.sunsetcanyon.org/board) if you are interested in becoming part of the team.

# From Our Neighbors

Reinae Kessler  
reinae@austinhomегirlsrealty.com  
512.983.8556



## COMMUNITY CORNER

### Our Deed Restrictions Need to Catch Up

When Sunset Canyon's deed restrictions were written, there was no Airbnb or Vrbo. They restricted commercial activity to protect our residential neighborhood, but that language does not necessarily prohibit STRs. Our restrictions must specifically address them.

We are already seeing why. One six-bedroom Section 4 home, marketed to sleep 20, has had approximately 40 stays, 411+ guests and 220+ vehicles this year. The neighbor next door has endured lost sleep, late-night parties, trespassing, intoxicated guests screaming and cursing, noise up to 87 decibels, and multiple Sheriff's Department visits. Now another six-bedroom STR is preparing to open nearby.

The proposed amendment would establish a 30-day minimum rental period, while continuing to allow traditional rentals of 31 days or longer.

In 20 years of real estate, I have seen buyers reject homes because of a neighboring STR. I've never had a buyer choose to live next to one—but I have heard from owners wanting to move away from them. Protecting our residential character also protects our home values.

The world changed; our restrictions didn't. Section 4 now has a choice: Do we want whole homes operating as hotels... transient lodging businesses in our residential neighborhood?

We will be canvassing Section 4 about updating our restrictions. Questions or want to help or just vote? Text, call or email.

*Note from the editor: Amendments to deed restrictions must be addressed separately for each of the 5 sections by the residents of that section.*

Due to little community interest, beginning January 2027, we will no longer mail a printed copy of the newsletter to homeowners. Please note, the newsletter will still be available online from our website and the new Canyon Call app. You'll receive an email notification if you've previously provided a valid email address. If we do not have your email address, please complete the SCLA contact form: [sunsetcanyon.org/contact-form](https://sunsetcanyon.org/contact-form).

The continued goal of your SCLA board and your newsletter is to 1) spread useful community information to our homeowners, and 2) improve the efficiency of our communication. We will continue to do so in an electronic format.

## Gardeners' Corner



***What are some good landscape plants that will thrive without a lot of water?***

There are many native plants that thrive here even during our hot and dry summers, but choosing the best fit for your property can be overwhelming. However, over the years I've found a few favorites that come back year after year and provide beauty, food for our pollinators, and sometimes even food for us. Let's start with vines.

**#1 Texas Wisteria**  
*Wisteria frutescens*

This native wisteria is less showy than the introduced species from Asia that you often see engulfing arbors and trellises. However, it blooms more than once per year and is overall a much better behaved plant. You can grow this along a fence or arbor with confidence, knowing that it won't collapse after a few years. Ours has been blooming beautifully for seven years with no supplemental water ever.

**#2 Maypop**

*Passiflora incarnata*

Also called purple passionflower, this prolific vine will happily weather drought, heavy freezes, and punishing heat. Known for its habit of spreading through underground runners, maypop dies

to the ground every winter and pops back up every spring to climb and twine around every available surface. It is a host species for the Gulf fritillary butterfly, and produces edible fruits that turn yellow when ripe. Ours sends out runners all over the garden and adjacent areas, and our challenge is keeping it contained to where we want it! -- Sarah Wigfield



# CanyonCall

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- Announcements
- Discussions
- Groups
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**About CanyonCall**

CanyonCall is the official app for the Sunset Canyon Landowners Association (SCLA). Our mission is simple: help neighbors stay informed, connected, and engaged in the community we're proud to call home.

*Built for neighbors. By neighbors.*




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Whether helping first-time or seasoned homebuyers, your Sunset Canyon neighbor, Sasha Vasquez, offers unparalleled support to her clients and is ready to do the same for you. Reach out today to get started on maximizing your most important investment.



Sasha Vasquez  
REALTOR®  
O 512.866.3795  
M 512.417.4436  
sasha.vasquez@elliman.com

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