



Blackhawk **Annual Meeting**

April 30, 2026



Agenda

- Establish Quorum/Call to Order
 - Introductions
- Approve 2025 Annual Meeting Minutes
 - Management Report
 - Financial Update
 - Developer Report
 - Election of Director
 - Questionnaire
 - Adjournment





Call to Order - Board President

- Establishment of Quorum- 20% in person or proxy
 - Section 7- Bylaws
 - Proof of Notice: 10-60 Days
 - Section 5.1- Bylaws
- 



Board Introductions

Eddie Garcia, Board President

Elected April 2025- 3-year term

Kenn Whittier, Secretary/Treasurer

Elected April 2023- 3-year term

Matt Tiemann, Developer/Declarant

Elected April 2024- 3-year term





Management Introductions

Tara MacLane – Executive Director

Mario Galicia - Community Manager

Madison Carter – Assistant Community Manager

Kevin Reynolds - Community Standards Coordinator

Amanda Watkinson – Lifestyle Director

Patrick Corona – Director Sited Communities

Jeff Girardeau – VP Sited Communities





Approve 2025 Meeting Minutes

2025 Annual Meeting Minutes for Approval
- April 17, 2025



A large, stylized leaf graphic in shades of gray and beige, positioned on the left side of the slide. The leaf has a prominent central vein and several smaller veins branching off, creating a series of curved segments. The overall shape is elongated and tapers towards the bottom left.

Blackhawk 2026 Annual Meeting

Management Report

Management Support for Blackhawk



Resident support

Daily questions, service routing, and homeowner follow-up.



Amenity operations

Access support, reservations, facility coordination, and communication.



Community Standards

Architectural review and covenant-compliance administration.



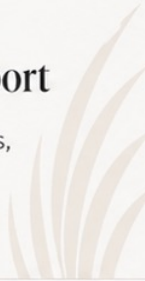
Operations and vendors

Vendor coordination, work-order support, and project follow-through.



Financial reporting support

Budget support, assessment systems, owner accounts, and report preparation.



Meeting and records support

Meeting administration, records, action tracking, and governance support.



Resident Tools



Website

parklakesidehoa.com —
homeowner documents and
community information.



TownSq

Assessment payments,
account access, community
updates, fines, and fees.



eTrak

Amenity reservations, event
registration, fitness class
registration, and
deposits/fees.



Onsite office

Main phone:
512-670-9704.



Management Highlights



Programs & Amenities

- Fitness classes have officially started at Carrie's Ranch Recreation Center.
- A Community Artisan Market is coming soon, so stay tuned!
- New Little Free Libraries have been added at both the Blackhawk Amenity Center and Carrie's Ranch Recreation Center.



Resident Communication & Service

- We've continued to provide clear and helpful updates to residents.
- We're improving how we respond to resident needs and requests to make things more efficient.



Community Standards & Online Tools

- Ongoing support for Community Standards and architectural reviews.
- Over 300 ACC applications have been processed and reviewed.
- The architectural application process is moving online for easier access and faster turnaround.
- **eTrak** is now live, making it easier to reserve amenities, sign up for fitness classes, and register for events.



LIFESTYLE REPORT

— AND UPDATES —



LIFESTYLE REPORT

HIGHLIGHTS FROM OUR COMMUNITY

COMMUNITY PROGRAMMING HIGHLIGHTS



80+

COMMUNITY EVENTS
HOSTED IN THE PAST YEAR



650

RESIDENTS AT 2025
BREAKFAST WITH SANTA



Facebook Blackhawk Lifestyle page approaching 1,000 followers.



Two new little libraries installed at Blackhawk Amenity Center and Carries Ranch Recreation Center.



2025 Annual Fall Food Drive saw the largest number of donations to date.



COMMUNITY | CONNECTION | WELL-BEING | TOGETHER

LIFESTYLE PROGRAMMING UPDATES

BUILDING HEALTHIER HABITS. CREATING STRONGER CONNECTIONS.



FITNESS CLASSES

Program officially launched with Chair Yoga, Gentle Flow Yoga, Vinyasa Yoga, and Sound Bath.



EXPANDED SCHEDULES

More class types and extended schedules are planned as the program continues to build.



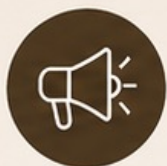
ETRAK REGISTRATION

Recreational software launched to support fitness-class registration and improve event registration.



RESIDENT REMINDERS

STAY INFORMED. STAY CONNECTED. STAY INVOLVED.



Registration and communication

Event communications

TownSq, Blackhawk website, Facebook, mailbox bulletin flyers, and eTrak.



Registration etiquette

Registration is moving from **Jotform** to eTrak. If plans change, cancel so the lifestyle team can add residents from waitlists.



Lifestyle questions and ideas

Email blackhawklifestyle@goodwintx.com or stop by the office to chat.



LIFESTYLE HIGHLIGHTS

BUILDING HEALTHIER HABITS. CREATING STRONGER CONNECTIONS.



BLACKHAWK

Blackhawk Lifestyle

2025-2026



Amanda Watkinson | Lifestyle Director

GOODWIN
& COMPANY

COMMUNITY | CONNECTION | WELL-BEING | TOGETHER

Park at Blackhawk and Lakeside HOA

DEVELOPER REPORT

MATT TIEMANN – DECLARANT REPRESENTATIVE

APRIL 30, 2026

History – Park at Blackhawk and Lakeside

Blackhawk began in 1997 as the first master-planned community in Pflugerville, TX.

Over 200 acres of open space and parks.

1 Amenity Center Located at 3111 Speidel Dr which opened in 2007

2nd Amenity Center officially opened in 2024

Tennis/Pickleball courts opened in 2025

Ridge Crossing Retail Center at Hodde Lane and Speidel is under construction

Grove Splash Pad about to go under construction – bidding May 2026, slides to follow

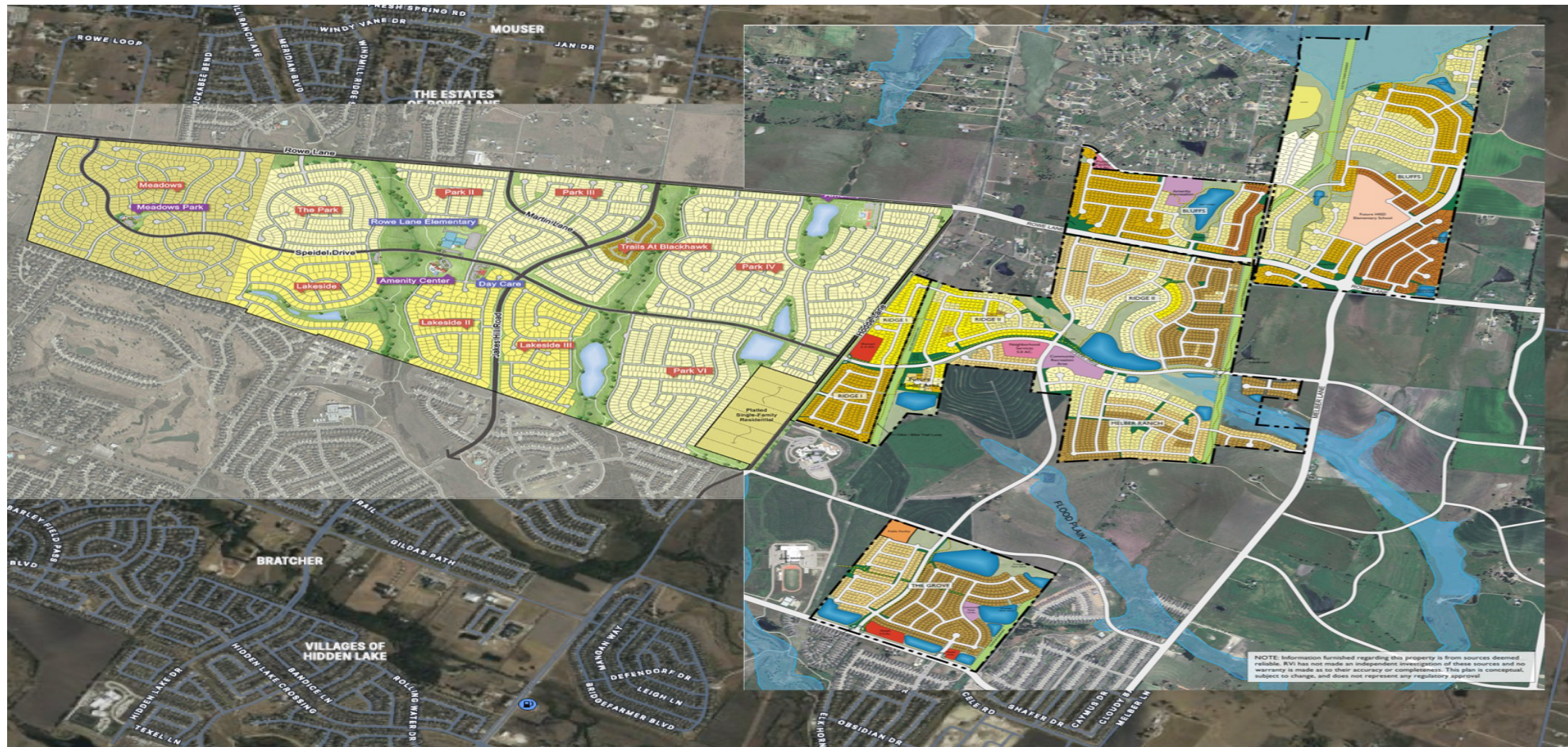
Declarant Vote count: 6,357 (3 per each lot recorded or designated)

- Where do these lots come from? Next slide

Homeowner Vote count: 2,965 (1 per lot)

Estimated Homeowner majority votes date assuming 200 lots per year – 2030, assuming 150 year – 2032, assuming 100 year - 2035

Consolidated Master Plan





OVERALL MASTER PLAN

Suggested for you

 Add comments

 Highlight

 Strikethrough

...

DISCLAIMER: This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

Rowe Lane from SH130 to Hodde Lane

Description

Improve from a 2 lane undivided roadway with no shoulders to a SAFE2 cross section that includes a 2 laned divided roadway with two-way left turn lane, shoulders and a shared use path on one side from SH130 to Hodde Lane.

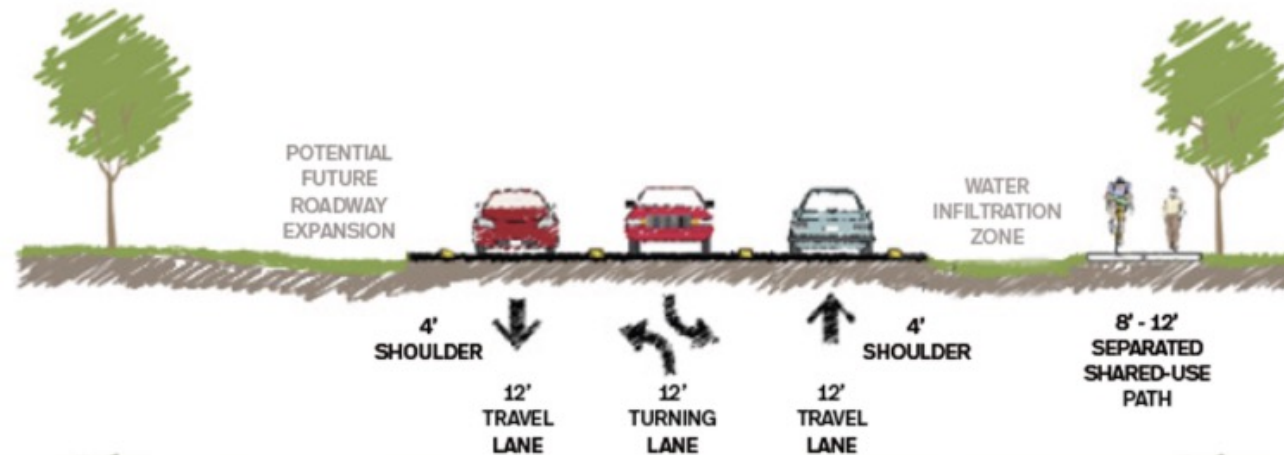
Needs

East/West minor arterial capacity and safety needs for fast growing communities on both sides of Rowe Lane.

Preliminary Budget Estimate

\$28,000,000

Proposed Cross-Section



Location



Hodde Lane Roadway Realignment #170

[Back to project list](#)

Project Status

Design

Design Percent
(100%)



Project Percent
(50%)



Maps



Hodde Lane Construction Phase Services

Additional Information

Consultant: LJA

Design Start:

Contractor:

Design End: 3rd quarter 2026

Total Estimated Cost: \$8,000,000.00

Construction Start: 1st quarter 2027

Funding Source: 2017 Certificates of
Obligation

Construction End Date: 2nd quarter
2028

Project Manager: Chiang Lee, P.E.

Project Manager Contact: 512-854-
7585

Grove at BH Splash Pad Bidding May 2026



RVI

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RVI

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CONTACT FOR PRICING AND PRODUCT INFORMATION	
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EMAIL:	CODYH@KRAFTSMANPLAY.COM

Sign here to accept as shown:
Accepted by: _____
Date: _____

- Colors:
- True Gold
 - Chocolate
 - Orange
 - Saffron
 - Brown



PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

Graphic Representation.
Refer to drawings/quotes for items included and not included.

The Springs at Blackhawk SplashPark

Pflugerville, TX

Project 30632 Option 3	Sheet K.6.1A	Designer M.Z.B.	Date 7.3.2025
Drawing Name KPS-30632-3	View 3D View	Sales Rep. Cody Hutcherson	

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Questions

Lights in the park in the Carries Ranch area – survey?

Walking half bridge at the Carries Ranch outfall – will forward concerns to the District Engineer

Fountains in the ponds – possible at those that have electrical nearby, i.e Carries Ranch pond, will forward the request

Additional trees in greenspaces – will forward to WCID boards

Anonymous Questions

“Why have board elections if homeowners vote don’t count?”

“If the developer (declarant) appoints the board, why have a board?”

“Why call the association – homeowner’s association if no homeowner get to participate – just call it the developer’s association.”

“Do they (developer) pay dues for each vote?”

“Does it ever become a homeowner’s association?”

“How does one make proposals that benefit the residents? Is everything controlled by the developer?”

“Why is the developer so dumb and evil?”



Additional Questions? Happy to answer after the meeting.



Election of Director

- One (1) Three (3) Year Term- April 2026- April 2029
 - Kenn Whittier
- Write-In Candidate _____





COMING UP NEXT

QUESTIONNAIRE

We will now go over the questionnaire.





BLACKHAWK

GOODWIN
SINCE 1978 **& COMPANY** OF TEXAS
ASSOCIATION MANAGEMENT

Adjournment

Blackhawk Contacts



AMENITY ACCESS & RESERVATIONS

Carries Ranch Recreation Center
blackhawkoffice@goodwintx.com
eTrak for reservations



LIFESTYLE

Amanda Watkinson
blackhawklifestyle@goodwintx.com



COMMUNITY MANAGEMENT

Mario Galicia — blackhawkmanager@goodwintx.com
Madison Carter — blackhawkoffice@goodwintx.com



COMMUNITY STANDARDS

Kevin Reynolds
blackhawkcompliance@goodwintx.com



WEBSITE / PORTALS

parklakesidehoa.com
TownSq for account access
eTrak for reservations and registration