

Willow Creek Estates News and Views

March 2011

<http://willowcreekestatestx.com>

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Greetings:

I would like to update you of the projects we have accomplished and are currently working on. Soon all of you will notice a new entrance sign being constructed at Snyder Hill and Stagecoach. Melissa Jewett and Dave Bethancourt have been able to pull this together: we appreciate the time they have devoted to this project. We are also working on the other two entrances, but we do not have a current estimated finish dates due the cost of each sign. The new sign will be a welcome site and we would love any and all feedback from you. This is your money and we are working for you.

On April 1st and 2nd we will be having our annual Garage Sales Weekend. WCHOA will place an advertisement in the *San Marcos Daily Record* and on *Craig's List* referring to our website where all the addresses of participants will be listed. Please see the garage sale article on page 4 of this newsletter for additional details.

On April 30th 2011 Vice President Bob Mooney has arranged for the City of San Marcos to bring their chippers and trash bins into the neighborhood. They will set up on Tate Trail for you to dispose of your unwanted items (old paint, and tree limbs, etc.). Additional information will be posted on our website very soon.

June 5th we will be holding our annual membership meeting at First Baptist Church located on McCarty Lane at 2:00 pm. We will be holding an election for officers for the coming year. WCHOA is managed by volunteer Willow Creek residents who serve one-year terms and all Board positions are open for election each year. We are always looking for new Board members and welcome anyone who wishes to volunteer a little time to keep our community a peaceful, family oriented place to live. If you would like to be considered for a Board position, contact our secretary, Don Griffin, at 713-471-9788 to have your name placed on the ballot. Nominations can also be made during the business meeting.

Thanks to all of you, our membership is up from last year, but if you have forgotten to pay your dues please contact our Treasurer, Carol Short at ashort@centurytel.net. Also, don't forget to send your email address changes to Carol.

You will notice in this edition of our newsletter we have letters from Will Conley Hays County Commissioner and Jim Nuse the new City Manager for the City of San Marcos. I would like to send out a very special "thank you" to these public figures who have taken the time to update us. We have also included some advertising to help us defray the cost of publishing the newsletter. Anyone that is interested in advertising in future editions or on our web-site please contact Melissa Jewett at melissa@reagan.com.

In closing please SLOW DOWN!! We have been getting complaints of people driving too fast through the subdivision.

--Jeff Sones, President

Dear Willow Creek Neighbors:

My wife and I are happy to become two of your newest neighbors in Willow Creek and in San Marcos. I joined the City of San Marcos as City Manager in December, 2010 after moving “from the Rock to the River.”

I was City Manager in Round Rock, Texas, for eight years and before that was Public Works Director for 19 years. I have had the privilege of helping guide Round Rock’s growth, historic preservation and development since 1983 and watching it blossom – and enthusiastically look forward to our future in San Marcos.

Moving to San Marcos feels like coming home. In the last couple of months, I have become acquainted with a wide range of residents, business people, environmentalists, developers and builders, teachers, students, university faculty and staff, as well as the City team. I have enjoyed meeting this diverse array of citizens, leaders, organizations and stakeholders who care so deeply about San Marcos.

The City Council is providing our community with excellent vision and direction. We held a retreat in early January, which resulted in the City Council embracing five strategic goals for the City of San Marcos:

- Maintaining sound finances
- Creating business-friendly customer service processes
- Building essential infrastructure
- Protecting the San Marcos River and recreational resources
- Advancing community health and wellness

You will be hearing more about these initiatives in the coming months. We are striving for a broad vision of how San Marcos can grow and prosper, while preserving and protecting the heritage that is so treasured. We especially want to work on ways that will help grow the middle class and provide opportunities for education, jobs, housing and community prosperity.

We will establish specific benchmarks for these goals and will report back, through periodic City Leadership Forums, to the community. We also want *you* to let us know how we are doing.

I am grateful for the leadership we have on the City Council, the dedication of our City staff and for a community of neighbors who care about each other and about the place we call home.

Sincerely,

Jim Nuse
741 Willow Ridge
jnuse@sanmarcostx.gov

The Lost and Found Service Works:

When the WCHOA website was developed in 2009, a neighborhood “*Lost and Found Service*” was created along with a bulletin board where residents could send general information to the posted. The lost and found service has been very successful and many pets have been returned to their owners. Photos can also be included in the postings and/or emails and this is a big help in getting pets back home. In addition, we have returned lost keys to residents. In fact, there was one instance where a resident reported her keys were lost while she was walking in the neighborhood and before the item could be placed on the bulletin board and an email notice distributed, another resident reported finding the keys. Additionally, if the web keeper learns that the lost or found item or pet has been found and/or returned to the owner, the posting on the website is updated to reflect the success story.

This is a great community service for the Willow Creek residents and we encourage all of our residents to use this service which is set up exclusively for the Willow Creek Estates neighborhood.

As New Decade Dawns, Hays County Is Riding High:

*By Will Conley
County Commissioner*

The 2010 U.S. Census numbers are in and Hays County is continuing to grow by leaps and bounds. Our current population is 157,500, up from less than 100,000 just one decade ago. With such explosive growth, it is no wonder that so much is going on in your county government.

For almost seven years, I have had the honor of serving as your county commissioner. Amidst this historic growth and despite the challenges of a global economic recession, I am happy to report that the state of our county is strong. In fact, Hays County has made tremendous progress in preparing for the future while maintaining a trim and balanced budget.

We are winding down a very successful parks bond program. In 2007, voters approved an investment of \$30 million to meet our growing population's recreation needs. Now, Hays County citizens have many new parks and conservation areas to enjoy with friends and family. San Marcos enjoyed some of the largest investments, including the Purgatory Creek Preserve, Spring Lake improvements, Five Mile Dam complex, CFPO fields (off Hunter road), improvements to city tennis courts, improvements to city baseball fields, etc. Many of the projects in the San Marcos area were partnerships between Hays County and the City of San Marcos.

Our county road bond program continues to pave the way for our transportation future. In 2008, voters overwhelmingly voted in favor of a \$210 million bond to improve aging roads and crowded state highways in Hays County.

About ten years ago, the state shifted the burden of improving state roadways to city and county governments. Fast growing counties like ours faced the alternatives of improving these roads ourselves or facing a future of chronic traffic congestion and roads in disrepair. Our county made the right choice to take our transportation future into our own hands.

After we approved the road bond program, I met with state officials to show them the major steps that Hays County was taking to improve state roads within its borders and successfully negotiated that the state put \$134 million toward our efforts.

Today, this is touted as one of the best road improvement partnerships in the state. Moreover, the road improvement projects paid for by this bond program are under budget by millions of dollars and on schedule. This means that major roads such as I-35, RM 12, the San Marcos Loop (eastern section), Hwy 21, and FM 1626 are undergoing improvement and Hays County taxpayers are getting a great return on their investment.

Finally, we hear a lot about taxes and spending these days. The federal government's unrestrained spending has built a mountain of debt that is unsustainable at its current level. In stark contrast, Hays County has worked hard to target investments where they matter most by meeting the needs of a rapidly growing population. Our finances are strong. Our credit rating is excellent. Our savings run deep. We only spend what we can afford and we spend it wisely.

This has been a decade of unprecedented growth in Hays County. We faced the challenges of a booming population, cuts in state funding for road improvements, and the effects of a global economic recession. I am proud to report that our county government was up to the task. Programs that prepare for the future, like our parks and road bonds, and sound financial management, give me hope that Hays County will continue to be a great place to live and work throughout the next decade and beyond.

Will Conley is Hays County Commissioner for Precinct Three. He was first elected in 2004 and re-elected in 2008. He can be reached at will.conley@co.hays.tx.us and (512) 847-3159.

Undeveloped Lots and Overgrown Easements in Willow Creek Estates:

There are still several lots in the Willow Creek subdivision that have not been developed – some of which have been cleared, or partially cleared, and several that remain in their indigent condition. The City of San Marcos has an ordinance that requires that lots be mowed and kept clear of debris regardless of whether or not a dwelling has been constructed on the property. Although the County has no such ordinance, for health purposes they do require that easements in neighborhoods be kept mowed.

Recently our HOA has received several complaints from residents about overgrown areas on some lots. In addition to being less than ascetically appealing, the overgrown easements make it almost impossible for walkers to step out of the street to avoid traffic without getting into weeds where snakes and ticks hide out.

If you are a property owner that has an undeveloped lot or an overgrown easement, the Willow Creek Homeowners Association (WCHOA) asks that you, at a minimum, keep the easement area along the street mowed back between 12 to 15 feet. The HOA Board feels this is a practical way to deal with the problem and results in our neighborhood looking more attractive as well as helping our residents feel safe as they walk along adjacent streets.

If you feel there is a lot that is a particular problem which is located within the San Marcos city limits, please check with the City of San Marcos to ask for their assistance. Or if it is located in the county section, you may check with one of the WCHOA Board representatives.

We love our neighborhood and we need your assistance in keeping Willow Creek Estates the most desirable place to live in San Marcos.

Annual WCHOA Spring Garage Sale - April 1st & 2nd:

Make your plans now for the annual Willow Creek Neighborhood Garage Sale to be held on Friday, April 1st and Saturday, April 2nd.

We are doing things a little differently this year based on suggestions provided by some of our residents. First, we have expanded the sale to two days instead of just one. Secondly, we are planning to list addresses and dates that residents will be participating in the sale on our website. The week of the sale, ads will be placed in the *San Marcos Daily Record* and on *Craig's List* and these ads will direct shoppers to check out the website to see where and when residents will be holding their sales.

As in past years, it is up to you to decide if you want to participate and the hours that you want to have your sale.

We want all of the bargain hunters to know that you're having a garage and/or yard sale, so please email your information to either Carol (ashort@centurytel.net) or Don (grif67@hotmail.com) or call 512-396-2488 and leave a message so we can include it on the website. Please include the following information:

- Street address
- Days you plan to be open (i.e., Friday, Saturday, or both days)
- Time you plan to be start your sale
- Optional – you may list a few of the types of items you will have (such as children's clothing, holiday decorations, toys, adult clothing, lawn furniture, etc.)

This is a good opportunity to sort through belongings that aren't much use to you and make some cash selling them to folks who can put them to better use.



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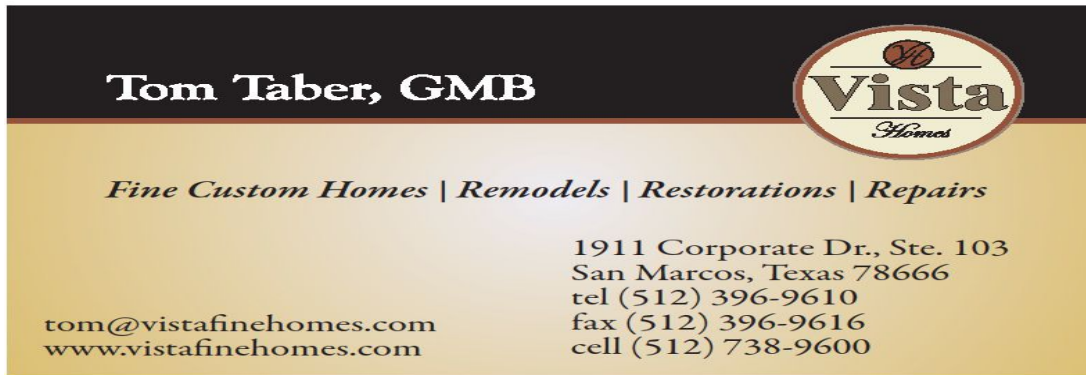
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Membership: Thank you for your support!

Our treasurer reports that membership for the current WCHOA year (June 1, 2010 thru May 31, 2012) is at the highest level it has been since she has been volunteering with our HOA. We currently have over 200 paid members this year and this is great news since we are building a fantastic new entrance sign at the Stagecoach entrance. **We still need the support of many more of our residents** so we will be able to have new signs constructed at the Reimer and Great Oaks entrances. This is just one example of what your WCHOA Board is doing to improve our neighborhood. **Please help us by making sure that your neighbors know about the WCHOA and why you consider your membership an important investment.**

Thanks again for supporting our HOA. **WCHOA records show that your membership is paid through May 31, 2011.** And it is okay to go ahead and send your \$15 to pay your dues for next year (June 1, 2011 – May 31, 2012).

Willow Creek Home Owners Association Payment Coupon June 2011 - May 2012

Name:

(Please include spouse/domestic partner):

Address:

Mailing Address (if different):

Phone number:

email address:*

*Please note that email addresses will NOT be shared. They will only be used to communicate WCHOA items to our residents. We can easily accommodate up to two email addresses in our database. Send your \$15 check payable to "WCHOA" along with this payment coupon to:

WCHOA Treasurer
2442 Great Oaks Drive
San Marcos, TX 78666