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Willow Creek Estates News & Views

Summer 2013

Message from our President

Another season is upon us and an exciting year appears to be on the horizon. I would like to welcome 2 new and 7 continuing Board Members for their dedication and commitment to maintaining the values and vision that is Willow Creek Estates.

Our Annual Meeting of the Directors and election of Officers was a signature event this year, being held at Cody's Bistro & Lounge was a new venue and the turnout was the largest we have had for our Annual Meeting.

During our first Regular Board Meeting I outlined a fresh and clear new objective for consideration by The Board, which is to renew our commitment to the residents of Willow Creek Estates. This will include The Ridge Sec. I & II.

1. Establish a Vision for WCHOA, identify the Mission that will resonate with the residents and Draft the Core Values that we enjoy as neighbors in Willow Creek Estates.
2. Requested that Directors' Review and the Board adopt specific Job Descriptions for volunteer positions based upon the Vision, Mission and Core Values.
3. Reach out to all residents, initiate discussions and listen to your comments, concerns, interests and ideas.

At the request of some residents I have attached some links to Future Planning & Developments surrounding our neighborhood, San Marcos and Hays County. Recently The Retreat at Willow Creek broke ground on Phase I, this is the Development behind Hernandez School on Stagecoach. Brookfield Residential (formerly Carma Texas Inc.) owns two master planned communities, [Blanco Vista](#) on the north end of San Marcos and the second [Paso Robles](#) is a Planned Development District which will be constructed directly south of McCarty Ranch to Centerpoint Dr. A defined site is not currently available which is inclusive for all [Development in San Marcos](#) however following this link may provide some better insight.

Maps can be found on the following link [San Marcos Capital Improvement 2013 - 2014](#) where many extensive projects are planned to enhance and revitalize our city.

In November 2008, Hays County voters approved a proposition to issue \$207 million in Hays County road bonds for roadway safety and mobility improvements across the county. About 25 Projects separated into two categories can be found on the following link [Hays County Pass Through and Priority Projects](#).

Hays County Transportation Plan was recently adopted to serve as a guideline into the year 2035 where our population is projected to increase from the current 156,000 to exceed 356,000

[Texas Department of Transportation](#) has an interactive map that will link to viewing specific project Information e.g. Hunter Road improvements Bishop St. to Wonder World Drive, & Wonder World at SH 123 Overpass

Any recommendations or suggestions of improvements for our beautiful neighborhood can be made by contacting one of our Board members. We ask that you promptly report any deed restriction violations to myself. I look forward to serving as your voice in the community and neighborhood.

I also want to thank the dedicated group of individuals who volunteer their time and efforts to serve as board members and officers of our HOA. Your service is greatly appreciated.

≈ Jeff Jewett,
WCHOA President



Fine Custom Homes
Remodels
Restorations
Additions

TOM TABER GMB

1911 Corporate Drive, Suite 103
San Marcos, Texas 78666

p 512.396.9610
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tom@vistafinehomes.com
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San Marcos Water *DROUGHT STATUS: STAGE 2 EFFECTIVE JULY 1ST*****

- | <ul style="list-style-type: none"> • Waste of water is prohibited. Waste includes allowing water to puddle or run off a property, operating a sprinkler system with broken or misaligned heads, and failing to repair leaks. • Irrigation with sprinklers is allowed only one day per week on the designated weekday between the hours of midnight to 10 a.m. and 8:00 p.m. to midnight. • Irrigation with hand-held bucket, hand-held hose, soaker hose or drip irrigation system is allowed on any day and at any time. • Charity car washes are prohibited unless held at a commercial car wash. | <ul style="list-style-type: none"> • At-home car washing is allowed on the designated weekday before 10:00 am or after 8:00pm and must be done using a hand held hose equipped with a positive shutoff device. • Swimming pools should be at least partially covered when not in use to minimize evaporative losses. • Filling of new swimming pools is prohibited. • Washing impervious surfaces is prohibited unless required for health and safety. • Restaurants are allowed to serve water only upon specific request by the customer. • All other non-essential water usage is prohibited. | <table border="0"> <tr> <th>Addresses ending with:</th> <th>Designated weekday:</th> </tr> <tr> <td>0 or 1</td> <td>Monday</td> </tr> <tr> <td>2 or 3</td> <td>Tuesday</td> </tr> <tr> <td>4 or 5</td> <td>Wednesday</td> </tr> <tr> <td>6 or 7</td> <td>Thursday</td> </tr> <tr> <td>8 or 9</td> <td>Friday</td> </tr> </table> | Addresses ending with: | Designated weekday: | 0 or 1 | Monday | 2 or 3 | Tuesday | 4 or 5 | Wednesday | 6 or 7 | Thursday | 8 or 9 | Friday |
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| Addresses ending with: | Designated weekday: | | | | | | | | | | | | | |
| 0 or 1 | Monday | | | | | | | | | | | | | |
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| 4 or 5 | Wednesday | | | | | | | | | | | | | |
| 6 or 7 | Thursday | | | | | | | | | | | | | |
| 8 or 9 | Friday | | | | | | | | | | | | | |

• **Stage 3 will be eminent, please call San Marcos Water at 512-393-8310 to check current status**

Crystal Clear Water Systems *STAGE 2 DROUGHT PLAN INITIATED*****

Our goal is to achieve a mandatory 30% reduction in daily water demand. In order to achieve this goal the following water use restrictions are now in place.

- Water customers are asked to limit the irrigation of landscape areas and non-essential water use to twice a week by address number as indicated below and to irrigate only between hours of 8 pm to 10 am on their designated watering days. Irrigation of landscape areas is permitted anytime if it is by means of a hand held hose or faucet filled bucket of five gallons or less.

ADDRESSES ENDING WITH: EVEN NUMBERS ON MONDAY & THURSDAY—ODD NUMBERS ON TUESDAY AND FRIDAY.

- No washing of parking lots, driveways, sidewalks or streets unless for health or safety reasons.
- Water served in restaurants only by request.
- Swimming pools must be at least 25% covered by evaporation shields when not in use.
- No car washing at home except on watering days and times and no runoff into street or off property.
- Charity car washes allowed only at certified commercial car washes or those that recycle at least 75% of their water.
- **Stage 3 will be eminent please Call Crystal Clear Water at 830-372-1031 to check current Drought Plan.**

Special to Willow Creek Newsletter 6/26/2013

Dear Neighbors:

The City of San Marcos recently completed our biennial citizen survey—a tool that takes a periodic snapshot of public perceptions about City services, citizen priorities and how San Marcos compares with other cities regionally and across the nation.

Some 405 respondents from across San Marcos responded to the survey conducted by ETC Institute of Olathe, KS., a nationally recognized market research firm that has surveyed more than 1.75 million people in more than 500 cities since 2006.

So how did we measure up? ETC had several major findings:

- Residents generally have a positive view of the city and our services
- Our spending priorities are aligned with community needs
- City customer services ratings are “setting the standard” for the region and the nation, significantly higher than cities in the way customers are treated, how easy it is to contact staff, the accuracy of information,

response speed and how well issues were handled.

The survey found that residents are satisfied or very satisfied with city services and overall quality of life—but less satisfied with the quality of new development, planning for growth and the availability of job opportunities.

Library, Fire and Electric services won the top three ratings for quality—while Code Enforcement, Street Maintenance and Transportation Planning had greater levels of dissatisfaction and showed the most notable decreases since 2011.

ETC noted that current investments—and major construction activity—in city streets (something that’s hard to miss as we drive through major project areas across San Marcos!) are probably contributing to the short term decrease in satisfaction in these areas.

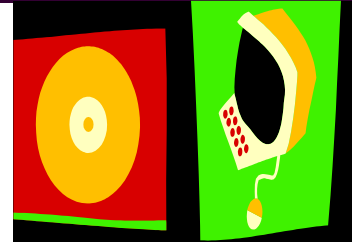
The city appears to be aligned with citizen priorities: the top three were maintenance of City streets and sidewalks, police services and transportation planning. All are key City Council priorities, with funding increases in recent year for street maintenance,

public safety staffing and transportation.

Detailed survey material is online at: www.sanmarcos.gov/communitysurvey, including the presentation to City Council on June 4th, the final report, and appendices which details maps, comments, and several crosstabs by demographic groups.

Reports and materials make for interesting reading and study—both by City leaders and our citizens—as we continue moving ahead in an exciting and challenging time of growth and opportunity. Our success as a city and community depends on the strong partnerships we forge with our citizens, businesses and institutions. I thank you for staying involved in San Marcos!

Sincerely,
Jim Nuse
San Marcos City Manager



Submit Your Photos

Want to share some of your photos? We would like to have new photos to display on our website. Send your favorite neighborhood photos (pool, family, pets, flowers, deer, etc.) to us at:

wchoa99@
@gmail.com

San Marcos considers downtown transportation changes by: Wes Ferguson

City of San Marcos officials are taking the first steps in a process to overhaul transportation and parking in the downtown area.

At a joint workshop July 25, members of City Council and the San Marcos Planning and Zoning Commission discussed whether LBJ Drive and Guadalupe Street—both one-way thoroughfares—should be reconfigured to allow two-way traffic.

"We can do either one. It's not a matter of whether or not it will work," said Abby Gillfillan, the city's permit manager. "It's a matter of getting a decision made one way or the other and moving forward to improve roadways throughout the city."

Keeping one-way streets would be more affordable and offer more opportunities for sidewalks and bike lanes, Gillfillan said. Two-way streets offer better access to downtown business, slow traffic, are safer for pedestrians and are more intuitive for visitors, she added. Council members said they preferred a switch to two-way traffic for LBJ Drive and Guadalupe Street because two-way traffic would help deliver visitors and shoppers downtown, rather than ushering them through the area.

"There's a little congestion, and it takes a little longer, but it's getting [drivers] to it and not going through it," Councilman John Thomaides said of downtown.

City staff members are also considering a downtown parking management district that could lead to parking meters and new short- and long-term parking spaces in a 25-block area of downtown. "The perception is it's hard to get [downtown], it's hard to park, it's hard to do, I'm not going to do it," Planning Manager John Foreman said. He said the goal of the management district includes supporting downtown as an employment center, creating a thriving center for small businesses and an entertainment district.

"Every successful downtown in America has a parking problem," said Matthew Lewis, the city's planning and development services director. "It's better to have a parking problem than to not have a parking problem."

Council members said they wanted more public input and would resume the discussions at a future council meeting.

****Wes Ferguson is the Editor for Community Impact where this story was originally published. It is reprinted here through a news partnership between the Community Impact and your Willow Creek News & Views. You can find Wes and Community Impact at:**

<http://impanctnews.com/austin-metro/san-marcos-buda->

Alert.... Neighborhood Night Out, Scheduled for October 1st 2013——Mark Your Calendars!!

It's getting close to that time of year again! Many of you have participated in our Texas Night Out gatherings in past years and we plan to have a similar function the first Tuesday in October— the 1st. This is a time we set aside each year to take a few minutes in an evening to come out and interact with our neighbors. It's organized as part of our Neighborhood Watch program and has been a rousing success in the last couple of years. We hope you will be involved this year as it really is a "the more the merrier" kind of night.

Your Neighborhood Watch are neighbors helping neighbors by looking after their homes when they are away, helping to keep everyone aware of any issues in our community and interacting with local law enforcement. Willow creek is a good place to live and there are very few incidents of any kind, and we believe the Neighborhood Watch program helps contribute to that.

This year Neighborhood Night Out will have food and drinks, activities for the kids, representatives from local law enforcement and the fire department, local office holders and lots of door prizes. Mark the date on your calendar and we will be sending out details as we get closer to the event by email. Kathy Dial has agreed to be the Chairperson for this event again this year and new volunteers are always needed.

EXTRA....EXTRA.....Breaking News.....NEIGHBORHOOD CLEAN UP IS BACK**Mark Your Calendars Now:****Nov. 9th**

It was one of many requests we received at our annual meeting and with help and sponsorships from San Marcos Environmental Health—Division of Community Services, Green Guy Recycling, Texas Disposal Service, San Marcos Public Works, - Division of Public Services and Parks and Recreation—Division of Community Services, San Marcos Electric Utilities—Division of Public Services, and your WCHOA, we were able to schedule the next ≈ "Neighborhood Cleanup Day"

Bring To Dumpsters:

General Big Junk
Broken Furniture

Bring To Recycle:

Metal (All types & Sizes)
Appliances (Even with refrigerant)
Batteries & Tires

Bring To Mulch:

Branches
Brush

**DO NOT BRING:**

- **Stuff from your commercial business (i.e. tires, garbage, or construction debris)**
- **Junk Vehicles (too big!)**
- **Household Chemical or Chemical Containers.**
- **Old paints, Used Oil, Automotive Fluids, ETC.**

Willow Creek Estates HOA 2013 Annual Meeting

If you were unable to attend our annual meeting this year that was held at Cody's Bistro & Lounge, you really missed out!!

Our annual meeting this year had the largest turnout ever at a Willow Creek Estates HOA annual meeting. Cody's Bistro & Lounge served us complimentary appetizers and refreshments, along with offering cash bar.

Well it wasn't all fun we had to take care of our annual elections of Board of Directors.

We have a new president, Jeff Jewett, and we are very grateful for his willingness to give the time and attention that this position needs. We also have a new Secretary, and thank you Becky Dobbins for stepping up to the plate. The Secretary of a Board of Directors is one of the toughest positions there is and we are thrilled to have her.

Also we added an additional Vice President, Anthony Romano, and we are also thrilled to have him as well. Our Bylaws do not limit how many Vice Presidents can serve at one time, which we are all grateful for. Our vice presidents are the Board Members that plan and/or volunteer for all our events and functions. Without these very special people we could not offer what we do for our supporting members. Additionally we added a new Director, Bob Galinger, who has served us well in the past as President and a Director.

Now, I would be remiss if I did not inform you that Carol Short returned as our Treasurer, and she is the glue and the grease on this board, and we are all is very grateful for everything she does on a daily basis for our neighborhood. We would have a huge loss on our hands if she ever decided to retire from our board.

The full list of all our board members is listed on the cover of this newsletter and is always available on our website at: www.willowcreekestatestx.com

We hope to see all of you next year..... WCHOA 2014 Annual Meeting, June 1st 2014!!

Thank You to all our Donors!!

Our WCHOA Board and Residents would like to send out a special thank you to the following donors who donated prizes for our recent annual meeting, and a lot of them are neighbors who reside right here in Willow Creek. We are so very blessed to have the very best neighbors.

San Marcos Daily Record
Texas Roadhouse
Tanger Outlets
Starbucks @ Centerpoint
Garcia's Restaurant
Two P's & Calli's Boutique
L&S Automotive
San Marcos Area Republican Texans (SMART)
Conley's Carwash & Express Lube
Finesse Surgical Solutions
Any Lab Test Now
Premier Outlet's
Luke Wester Automotive

**Thank you all so very much for helping make this meeting our most attended.

We also need to send an extra special thank you to Cody's Bistro & Lounge. They did an outstanding job with yummy appetizers and drinks and we hope they can sponsor next year as well!!



Did You Know?

- ◆ The easiest way to keep informed about what is going on in your neighborhood is to send us your email address so you will receive email notices and neighborhood alerts. Send us an email at wchoa99@gmail.com. We can even send out email to multiple email addresses.
- ◆ Your email address is considered confidential and will not be shared.

Are you a paid sponsoring member?



- ◆ Our dues are only \$20.00 per year. Don't recall whether or not you have paid your dues? Go to our website and send us an inquiry and we will check your dues status. Just follow this link:

www.willowcreekestatestx.com/membership/dues-inquiry



**If you haven't visited,
we invite you to join us.**

Lunch | Dinner | Full Bar | Happy Hour
Patio | Private Parties | Catering

Experience the difference...

Especially for
our friends at



Willow Creek Estates
Homeowners Association

Monday - Wednesday
11:00 a.m. to 11:00 p.m.

Thursday - Saturday
11:00 a.m. to 12:00 a.m.

Full menu until 10:00 p.m.

FREE
Whipped Jalapeños

One per visit, one per table.



Willow Creek Estates
Homeowners Association

Clip it & visit. Offer expires 08/31/2013

Cody's Bistro & Lounge . 512.393.2867 (o) . 512.393.2868 (f)
Centerpoint Plaza . Across From The Outlet Malls . Next to Starbucks
San Marcos, TX 78666