



# Willow Creek Estates News & Views Spring 2015

**Newsletter Editors: WCHOA Board**

**<http://wchoatx.com>**

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### ***Message from your WCHOA Board:***

We are pleased that Section 1 (Willow Creek Circle) is now back as part of WCHOA with full membership status. Residents of Section 1 presented a petition to the WCHOA Board with two-thirds of the lot owners desiring to have their deed restrictions revised to include covenants similar to those governing Section 2. The revised restrictions bringing Section 1 back into WCHOA were signed and recorded in March of 2015. Copies of the new restrictions and covenants will be distributed via email to the Section 1 residents and they will also be posted on the WCHOA website.

Our Annual Membership Meeting is rapidly approaching and we look forward to seeing you. The meeting will be held at 4pm on Sunday, June 7<sup>th</sup>. Additional information and meeting location will be forthcoming as the details are worked out, but we are still planning to have fun, food, and prizes.

If you are interested in putting your name on the ballot for one of the Board positions, please contact Marianne Moore immediately. Wondering what it takes to be a Board member besides being a resident? Here are some of the skills you need to be a successful Board member: ability to negotiate; diplomacy; tact and empathy; should be analytical and a practical problem solver; computer/Internet knowledge is very useful. Terms are annual in length. The Board takes an egalitarian approach and relies on each Board member to “speak up.” Once issues are addressed, consensus is reached before moving forward. The Board represents YOU!

Kudos to Hays County and Commissioner Conley for working to get the streets repaved in the sections of Willow Creek that are located in the County. Those streets are smooth and have been completely redone. Not only are the

streets beautifully paved but they create a super driving experience. Thank you!

### ***Annual Neighborhood Garage Sale:***

Our fabulous annual Spring Garage Sale is coming up—April 10<sup>th</sup> and 11<sup>th</sup>. These sales are well attended and people come from far away to snag those items you can live without, but they must have them. It’s a great opportunity to clean out your garage and closets. Your excess can become someone else’s treasures.

Our coordinator is Marianne Moore who will be assisted by other board members. If you want your sale listed on our info sheet, please submit your information by no later than April 7<sup>th</sup> to [wchoatx99.com](http://wchoatx99.com) and we will create a list for potential buyers to pick up as they enter our subdivision. You’ll be very happy with the results!



We encourage all to participate; however, you are not required to place your address on the list. You will be receiving more specific information about the garage sale in a separate email.

### ***Pile of Dirt:***

What’s behind that pile of unsightly dirt and gravel on Stagecoach? Note that even though we have asked for that pile of dirt to be removed, it is still there because some of it is being used to fill in foundations for the new houses being built. We are not sure what the exterior of the new houses will look like—but house frames are up for about 7 homes and you can very easily spot them now. Our community takes pride in “looking good” and this area is a major entranceway to our lovely neighborhood. So those new houses’ exteriors had better look good when done!



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### **Wine and Art Weekend:**

*Information submitted by San Marcos Corridor News*

Join The San Marcos Main Street Program, Art Squared, and San Marcos Art Advocates for Wine and Art Weekend, hosted April 10-12 in historic Downtown San Marcos.

The three- day arts and entertainment festival will begin Friday, April 10, 5:30 to 8:30 p.m., continue on Saturday, April 11 from 3 to 6 p.m., and will wrap up with a Jazz Brunch on the Courthouse Lawn on Sunday, April 12, from 10 a.m. to noon.

Additional information about this event is available on the WCHOA Events Calendar <http://wchoatx.com/events>.

### **Website Updates:**

Slowly we are getting enhancements added to our website. Some of our recent enhancements include:

- Forms for residents to use to either submit information or to request information from the HOA.
- An **Event Calendar** along with a form for residents to submit community items to be included on the calendar. Residents are encouraged to submit community items.

- Created a “**Just Willow Creek**” page where residents can post general information that they want to share with their Willow Creek neighbors. And a form to use to submit this information to us.
- A new “**Willow Creek Business Directory**” has been created to provide our residents with a list of their neighbors who own a local business. Several of our residents have expressed a desire to learn about ways to support our local economy and we feel this is a way that we can help. Check out the website to learn how to advertise your business.

Be sure to check out our website often because it is always changing. Our goal is to make this the “go to place” for all things Willow Creek.

### **Daylight Is Back:**

Daylight Savings Time started March 8<sup>th</sup> and ends Sunday at 2am on November 1<sup>st</sup>. Watch out for early morning joggers and dog walkers since



it will be darker in the mornings. And for those of you who do those early jaunts please wear reflective clothing so drivers can see you easily. Your safety is important!

## Thinking of Enhancing or Remodeling?

Our neighborhood is a **deed restricted, single family per household community** made up of fifteen different sections, each with its own set restrictions and covenants.



Homeowners, realtors, renters, and property managers need to be mindful of these facts prior to selling or leasing Willow Creek property. Some of the sections are under the jurisdiction of Hays County (but still in the city's Extraterritorial Jurisdiction or ETJ), while other sections come under the jurisdiction of the City of San Marcos.

Residents and homeowners who are contemplating modifications to their building(s) or property should first check the Restrictions and Covenants applicable to their section and then seek approval from the Architectural Committee prior to beginning any work. There is a form on our website that you can use to submit information to our Architectural Committee prior to purchasing supplies, finalizing contracts, or starting work. Deed restrictions and covenants cover many architectural issues. As an example, the lots in our HOA must adhere to strict set-backs and easement areas. Please read your own section information and if you have questions, contact a member of the HOA Board Directors for guidance. Encroachment is a problem which could result in you losing money to remove what you may have just installed or built. When in doubt, contact the Architectural Committee first.

You may view/print your Deed Restrictions on our website if you do not have a copy; however, official copies of the Deed Restrictions must be obtained from the County Clerk's Office.

## Water Rights:

If you haven't heard, there is a lively battle going on for access to water. For example, the city of Buda will "run out of" drinking water by 2017 and is attempting to secure water from other locations. Unfortunately this may mean changes in well water access in nearby towns and recreational areas. A few of our local area Springs may dry up and additional pressure will be put on our own Edwards Aquifer. As development continues to expand, pressure increases on our water and roads infrastructure. There are many technical information events going on which will educate you on some of the challenges Hays County faces. Water access affects all of us—short term and longer term. Fortunately, several of our representatives have acknowledged this is a major issue and will be attempting to get legislation passed



which will combine the collective talents of the three major aquifer groups into one body for purposes of oversight. Stay informed and watch for the latest information from the Hays County website and the County Commissioners Court postings at [co.hays.tx.us](http://co.hays.tx.us). A video on a recent groundwater court meeting is posted on this home page.

## "Hats Off For Hospice" fundraiser:

*Information submitted by San Marcos Corridor News*

Help dreams come true by attending the 11<sup>th</sup> annual Hats Off For Hospice fundraiser on Sunday, April 12, 2015 from 2:00 PM to 6:00 PM at Texas Old Town in Kyle. "Hats Off For Hospice is a family BBQ event that raises money for CTMC Hospice Care programs including *Dream A Dream*," says Lisa Adams, Community Relations Coordinator for Central Texas Medical Center. "The *Dream A Dream* Program grants a last wish to our patients, so that their last desire in life can be fulfilled. Wishes have ranged from hot air balloon rides to going to a Spurs basketball game!"

Additional information about this event is available on the WCHOA Events Calendar <http://wchoatx.com/events>.

## Drought Water Restrictions:

Since we have two different supplies of water for our subdivision, the stages may differ. Currently the areas served by the City of San Marcos are now in Stage 2 Drought Restriction as of February 1<sup>st</sup>. The Crystal Clear Water website shows that the areas served by them are under Stage 3 Drought Restrictions. The best place to find the current restrictions you should be adhering to is check on the website of your water provider.



Make no mistake though, if you don't have a rain barrel, you are missing out on trapping some of this recent rain for future use. Rain barrels can be quite attractive or really ugly so choose wisely. We will need water as summer approaches to keep our trees alive since drought seems to be a way of life in the Hill Country!

An email alert is typically sent out when we receive a notice from either the City of San Marcos or Crystal Clear Water Supply Corporation when the drought restrictions become more restrictive, i.e., such as going from stage 2 to stage 3.

You can find the watering restrictions for our subdivision at these websites:

- <http://www.crystalclearsud.org/drought-contingency>
- <http://www.ci.san-marcos.tx.us/index.aspx?page=542>

## **The SM Downtown Association Opens Up Membership To All SM Businesses:**

*Information submitted by San Marcos Corridor News*

The leadership of The Downtown Association has changed and, so has its drive and direction, according to Ruben Becerra, as their new president and the owner of Gil's Broiler.



"I want to move the association forward in its overall vision, to create a vibrant organization made up of progressive individuals interested in promoting our city, and not just downtown, in a positive manner," Becerra told us. They announced earlier this week that they are accepting all San Marcos businesses as members, not just downtown businesses. The Downtown Association wants to be "inclusive" instead of "exclusive."

"With the opening up of membership, The Downtown Association it will make all members stronger, overall we will be stronger, and that will help represent small business owners city-wide. We think this segment of the community can be additionally served here and now," Becerra said.

"I believe there is strength in numbers and I would like to generate a larger membership list. With that in mind, the very first thing I did was lower the membership contribution to \$25 per year and open up our membership to all. I feel that when the membership list grows, so will the voice of the association, and that means the voice of all San Marcos businesses," said Becerra.

The Downtown Association has made it a very easy process. This link will take you to their website, where you can sign-up and pay their new lower membership fee.

<http://www.downtownsanmarcos.com/become-a-member.html>

Let's stand up and be counted.

Ruben Becerra

Downtown Association President

## **Prescription Drug Drop Off:**

*Information from City of San Marcos Website*

The City of San Marcos is offering residents an anonymous prescription and over-the-counter drug drop-off service at the front lobby of the Police Department, 2300 N IH- 35.

Residents may deposit expired or unwanted medications into a secure kiosk. The medications will be removed and incinerated regularly, keeping the unwanted medications from polluting the environment and water supply.

This is a collaborative effort between Environmental Health-Solid Waste and San Marcos Police Departments.

"This service complements our efforts with the Habitat Conservation Plan," said Mark Brinkley, Assistant Director of Community Services. "Having the drug disposal kiosk readily available helps protect the river by allowing a safe place for people to dispose of unwanted medications."

Medications and drugs that can be disposed of include: prescription medications, prescription patches, prescription ointments, samples, over the counter medications, and medications for pets. Needles, inhalers, aerosols and medications from businesses are not allowed in the kiosk. The City encourages residents to mark out their name and contact information on the containers, and to leave the name of the prescription visible.

The unit operates like a public mailbox—open a small drawer, place medications inside, and close the door. The prescriptions or medications will drop into a collection box located securely inside the unit.

The lobby at the San Marcos Police Department is open 24 hours per day and is closely monitored with video cameras.

For more information, contact Amy Kirwin at 512.393.8407 or [akirwin@sanmarcostx.gov](mailto:akirwin@sanmarcostx.gov).



## **Fit Family Fun Day:**

*Information submitted by San Marcos Corridor News*

On Sunday, March 29 from 5-7pm Central Texas Medical Center (CTMC) is pleased to present Fit Family FUN DAY. The event is free, and all are welcome to attend. This CREATION Health event will provide an afternoon of entertainment for the whole family, including a one-mile fitness challenge, children's activity booths geared toward educating a total wellness lifestyle, music, door prizes, treats and much more. LOCATION: CTMC CREATION Health Walking Trail, 1301 Wonder World Drive, San Marcos, TX.

## **Door Prize Donations Always Welcome:**

Interested in donating a door prize for the drawings at our annual membership meeting? If so, send us an email at [wchoa99@gmail.com](mailto:wchoa99@gmail.com) and we'll put your name on our donor list and you will get some free advertising in our neighborhood meeting reminders.

## Remember to Think Secure:

There were some very large thefts in February which targeted vehicles parked in driveways. We encourage you to park vehicles inside your garage if at all possible. If



vehicles are left outside, please remove all valuables and lock the doors; put up security cameras if you don't have them already installed; and turn on outside lights. Your HOA

has asked for extra security patrols. If you have animals inside your home and they start making noise at 3 a.m., they may be letting you know that something is amiss.

## Help plan your neighborhood:

Fun, interactive workshops planned

You can have an impact on the quality of life in your neighborhood by ensuring the places and characteristics you love are preserved, and those areas that need improvement become great places in the future.

Join your friends and neighbors at this fun and interactive workshop to explore how to take the big-picture goals of *Vision San Marcos*, the City's comprehensive plan, and apply them in your community.

We'll explore:

- What kinds of amenities are important?
- Which places could benefit from future improvements?
- What would make it easier to get around?
- Which areas are most important to preserve?



We'll also share with you what we've discovered about your neighborhood's DNA – those qualities and characteristics that make your area unique.

The workshop will be a great way to get to really know your neighborhood and share your ideas, concerns and desires. Most of all, it's a great way to have a say in your neighborhood's future. We'll have refreshments and activities.

**Save the Date!** Proposed Workshop for Willow Creek Neighborhood: Saturday, May 23, Time and Location TBD.

**Tell your friends and neighbors!** Be part of ensuring that people from all parts of the community have the opportunity to participate and contribute by placing a yard sign on your property or sharing this email with your neighborhood associations friends and neighbors. Just click one of the buttons below to forward this email or share to Facebook or Twitter.

**To find out more information:** For more information about the workshops, [click here](#). To receive a yard sign, or

other promotional material, call 512.393.8230 or email [planning\\_info@sanmarcostx.gov](mailto:planning_info@sanmarcostx.gov).

Your input will guide City officials as they develop neighborhood plans for future updates to *Vision San Marcos*. It will also provide input into the CodeSMTX project, which is the rewrite of the Land Development Code.

## Let's Keep Willow Creek Estates Beautiful:

Spring has sprung, summer is on deck, and thoughts of a homeowner are turning to the time spent outdoors. As we go into the warmer months, please consider the appearance of your property and also that of our neighborhood as a whole. We are fortunate to live in one of the nicer areas in San Marcos and that pride of ownership should be evident as one drives, bikes or walks through our neighborhood. Here are a few pointers to consider:



1. **KEEP YOUR YARDS MOWED.** The job isn't complete if you have just blown the clippings out into the street. Don't depend on the wind to finish your work. The clippings blow into your neighbors' yards and germinate in their rocks or mulch. Or they begin to grow in the gutters and pretty soon you have a nice weed bed right in the street. One more swipe with your mower at the curb easily blows the clippings back onto your property – where they belong. Don't be a litter bug in the street.

2. **BRING YOUR TRASH CANS BACK IN.** Don't leave them on the street for a day or two after collection. If you are going on vacation, arrange for a neighbor to put your cans out and bring them back in. Leaving full cans out for days ahead of time just invites animals to get in them or the wind to knock them over.

3. **BULK PICK-UP.** Call the city or your trash collector to arrange a pick-up day. Put your extra bags, piles or large items out the day before...not a week ahead of time. Nobody wants to look at your trash for a week at the curb.

4. **PARKING ON GRASS.** Not only does this kill the grass, it is also against city ordinances which prohibit parking on grass.

5. **GARAGE SALES.** Please remember to go back and pick up your signs where ever you posted them.

6. **DOGS ON THE LOOSE.** Bikers, walkers and runners shouldn't be harassed as they pass your house by dogs that run out and bark at them. This is hazardous to both parties. No one wants to get bitten and no one wants to run over your pet.

Common sense suggestions which will make our neighborhood a nicer place to live as we all become more active outside. Enjoy the sunshine!

## The Beauty of San Marcos:

*Information submitted by San Marcos Corridor News*

Texas does not stop at the river; the people make an even larger contribution.

Recently, we have discovered one particular resident of San Marcos, whose company, R-Water, brings serious brains to the effort of protecting the beauty of our community and – with any luck – the rest of the world.



After seeing first-hand the negative impacts of prolonged exposure to chemicals on human health and the dramatic effects of chemical seepage into aquifers, Rayne Guest decided that it was definitely time for a revolution in how society approaches cleaning and disinfecting. In 2011, Guest founded R-Water, LLC with the purpose of providing a logical solution to help reduce dependence on harsh chemicals.

The company manufactures the TC-230, a patented technology for the electrochemical generation and dispensing of two nontoxic cleaning solutions. Using pure salt, water and electricity, the revolutionary machine produces a hospital-grade disinfectant (hypochlorous acid) and a degreaser/all-purpose cleaner (sodium hydroxide). The TC-230 is designed for use on a variety of facilities, from hospitals to food processing plants, and replaces the toxic chemicals currently used in cleaning and maintenance procedures.

For many facilities, procedures and practices for sanitizing, disinfecting and cleaning call for the use of harsh, harmful chemicals. These chemicals typically require a dwell time of ten minutes – more than ten times longer than the dwell time of R-Water's solutions - and while chemical cleaners have been proven to kill harmful pathogens, their effectiveness comes with steep compromises. Majority of the chemicals used in cleaning require extra steps that decrease efficiency, increase the amount of harmful chemicals introduced to water systems, and prolong workers' exposure to toxic agents.

"What really drives me are the experiences I have heard from cleaning and janitorial staff. There are so many absolutely heartbreaking stories," says Guest. "So many instances of respiratory problems. So many instances of



infection due to long dwell times. I will never forget the story of one woman who was pregnant and informed by her physician that she had two options, continue being exposed to dangerous chemicals and potentially cause harm to her unborn child, or quit her job and only source of income."

EPA and FDA approved, hypochlorous acid and sodium hydroxide offer a safe and ecological alternative to the toxic cleaners of the past that contain so many hazardous chemicals. The disinfectant solution produced by the TC-230 has been tested in an EPA approved laboratory and proven to yield 100% kill of the most common and harmful pathogens in less than one minute, while being safe for food contact surfaces. This same solution has been tested and proven to kill 99.82% of the Norovirus, one of the pathogens most difficult to kill, and recommended by the Centers for Disease Control and Prevention as testing protocol for disinfection efficacy against Ebola.

With E. coli contamination a recurring issue in food processing, the current prevalence of Staph infections, and incidents of Ebola infection only months behind us, facilities across a multitude of industries are actively looking for better ways to get ahead of outbreaks.

Now that the patent process and beta testing are complete, the company with humble beginnings in California, has grown and found a new home in San Marcos, TX where it plans to thrive in the coming years. "San Marcos was a natural fit for our operations. The people here are so passionate and proactive about protecting the health of residents and the area's natural resources," says Guest. "We are thrilled by the warm welcome and positive reception we have received thus far. We are looking forward to growing in the area and making the world a better place, one facility at a time."

Contact info: [www.r-water.com](http://www.r-water.com) or [rayne@r-water.com](mailto:rayne@r-water.com).

### School Traffic:

Even though we were disappointed with the outcome of no action during the holidays for correcting the Stagecoach school traffic lane situation, we are hopeful that it will be



corrected during the summer holidays. As you know, it's critical for the safety of the community and the children. As houses continue to be built in this already congested area, it has become acute that it be fixed. The HOA will continue to push for speedy resolution.

### Did You Know?

If you haven't read your deed restrictions lately please do so. You may find some interesting things. There are some unusual items depending on which section you live in. Did you know that some sections are restricted to the use of "pellet fertilizer"?? Pellet fertilizer is less messy than liquid. It is easy to apply but takes a few more days to be absorbed into the soil. It usually lasts several months when it is a timed-release brand. Plus it doesn't "blow away" when it is windy. Are you in compliance?