

Willow Creek News & Views

Summer 2015

A publication of

WCHOA ~ Willow Creek Homeowners Association, Inc.

"Deed Restricted Single-Family Neighborhood" — www.wchoatx.com

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Greetings:

Summer's still sizzling – and so is our newsletter. We had an excellent annual meeting and we appreciate your vote of confidence as we move forward in the rest of 2015 and 2016. Your support has smoothed the way to a fresh start and a view of your needs and wants with new eyes. We heard from you that you'd like the Welcome Kit reinstated and additional communications through email and newsletters. Our website at www.wchoatx.com should be one of your favorites, along with SMTX Connect. Both are designed to ease your worries and enhance the lifestyle we enjoy in Willow Creek Estates. And speaking of lifestyle, our daily lives are enhanced by our neighborhood—its beauty and uniqueness. Every day we see people walking, jogging, cycling, doing yard work, and enjoying the Willow Creek area. We enjoy the best of the Hill Country and all of us need to work together to preserve it. Our uniqueness depends on YOU.

—Becky Dobbins, President

Message from the Board:

We want to thank the volunteers that were involved in putting our annual meeting together. The group did an outstanding job. And thanks to all the members who attended the annual meeting. We also want to thank those volunteers who left the board in July for their service. If you're not a financially supporting member of WCHOA, you need to join and be a part of the neighborhood that you live in. We need to work together to keep it a safe environment for all to enjoy. We would also like to ask everyone to follow the restrictions that are set out in the deed restrictions and covenants for your area. If you do not have a copy of your deed

restrictions, they can be found on the website. Or contact a board member for assistance.

We are looking forward to this year and don't forget about our upcoming events: National (Texas) Night Out in October and the Christmas Lighting Contest in December. We also want to express our sincere appreciation for the opportunity to serve and to thank everyone for being such good neighbors and being part of a great neighborhood. Please contact any Board member with your recommendations and/or suggestions for improvements. And if you see any violations of our deed restrictions, please report them to one of our Directors. There is a form on our website to [submit restriction violations](#).



Your board members and committee members are a dedicated group of individuals who volunteer their time and efforts on behalf of WCHOA.

—Your 2015-2016 WCHOA Board

Thanks:

We want to recognize and thank the local merchants who donated prizes for the annual meeting this year. Please let them know we appreciate their support when you patronize these fine establishments:

Conley Car Wash and Detail
1200 Thorpe Lane
Luke Wester Automotive
2409 Hunter Road

National Night Out is coming October 6th!

Yes, it is almost here again. Another fun-filled neighborhood event!! There will be door prizes, hot dogs, chips, sodas and water. It's a great opportunity for you to pay your home owner association yearly dues of \$20 (a real deal!!). Local representatives will mix and mingle with the residents along with a fire engine company and other emergency services personnel. NNO will be held in the parking lot of Dick's Classic Car Garage at 120 Stagecoach on October 6, starting at 6 p.m. Let's fill up that big parking lot with fun, food, and neighborly joy.



Speeding Kills:

Please remind your visitors and all family members during this summer and fall season that the speed limit in Willow Creek Estates is 30 m.p.h. unless otherwise posted. We have many walkers and joggers in our lovely neighborhood and they are very concerned about being hit by speeding cars. Also by slowing down, you will be better able to avoid colliding with one of the ever-present deer that share our neighborhood. Our beautiful environment is best enjoyed at slower speeds so we'd greatly appreciate it if you'd remind your family as well as your guests to drive slowly and carefully.

Street Construction:

Street construction is nearly done at the elementary school. We appreciate everyone's forbearance as an additional lane was added to ease the traffic congestion caused by the many cars lined up to drop off or pick up children Monday through Friday. This has been a pain point for many of the residents and we anticipate the new lane should help. We will monitor the changes in the upcoming school weeks and give feedback to the City of San Marcos and SMCISD as appropriate.

Did you know that your WCHOA Board worked with city officials a few years ago to get this street project included on the capital improvements list? We were told that it would be done in 3 to 4 years and that is precisely what happened.

Pot Holes Smoothed:

Hays County has been repairing pot holes in the county section of Willow Creek and the changes are appreciated. However, this doesn't mean you should drive faster. Any driving time you might save will be offset by the harm you do to the neighborhood. Please contact us at wchoa99@gmail.com if there are areas that need repaving or other types of attention. If you are a city resident, please contact SMTX Connect (see article on page 3). They respond quickly.

Hays County General Information:

For the latest information, either upcoming meetings or reviewing the ones you might have missed: <http://www.co.hays.tx.us/weekly-agenda.aspx>. The videos bring you up to speed very quickly on the concerns of county residents.

Zoning for Character:

The City of San Marcos continues its workshops to design the "six Vision San Marcos Intensity Zones." Since the City of San Marcos has been named the fastest growing city in the nation for cities with a population of over 50,000 people for the last three years in a row, it is important that each of you participate in helping to design the vision. Several of us left high growth areas and we need to avoid duplicating mistakes that other areas have made. The joint City Council and Planning Commission workshop is in September and the Public Open House and Presentation will be in November. Join now if you haven't already: www.sanmarcostx.gov/index.aspx?page=1300. You can sign up for email updates or follow the conversations and join the city conversation thru social media. Own the future of the Willow Creek area and the City of San Marcos.



*Interested in
Advertising with WCHOA?*

Newsletter and Website
Space Available

Contact Us at
wchoa99@gmail.com

Single-Family Residency:

Willow Creek Estates does not allow Commercial activity or multi-family residences within its environs. VRBO (Vacation Rental By Owner) activity may also violate covenants. When in doubt, please check your deed [restrictions and covenants](#) that are posted under the HOA tab, wchoatx.com web site. Violations should be reported to SMTX Connect or thru the WCHOA web site.

City of San Marcos Computer Classes:

Need computer training? Want to experience training that supports your needs and understands your frustrations? The city library offers free computer classes each Wednesday in basic computing skills, Internet, email, Microsoft Word, and Microsoft Excel. The classes are self-paced with an instructor and textbook to be used during class. Call 512.393.8200 or [click here](#) to register.

What is SMTX Connect?

SMTX Connect is your official civic engagement tool to stay in touch with the City of San Marcos. The mobile application offers a simple way to submit issues, requests for service, questions and comments to the City. Service requests will be routed directly to the appropriate department for action. The city responds quickly and efficiently, while you can track the progress of your requests on the City website or mobile app. You can provide comments, follow other requests in our community and check out the latest City news and events. Here's how it works:



1. See something that needs to be fixed?
2. Submit a request and even attach a photo.
3. City staff receives the request and fixes the problem!

You get notified when the request is completed. The City reports this app is getting rave reviews because of the prompt responses. One of the many comments posted: "far exceeds expectations." To download the app to your smart phone, search for the app (SMTX Connect). It's a free download and easy to use. Attach a picture and submit exact details to SM Code Enforcement. Responses are quick and the issues are addressed promptly or fines may even be issued. This is a great way to assist the City with code enforcement.

Plant Life in Willow Creek Estates:

As the lots in our area continue to sell, we are losing some of the naturalness of the Hill Country with the additional housing construction. Please respect your neighbors by respecting what makes this area unique: use native plants and native stone whenever possible. Native plants also tend to be more deer and drought-resistant and have a better chance of surviving the intense summers. Also, non-native plants, won't last if there is a freeze that lasts longer than 24 to 72 hours. Palm trees are particularly vulnerable in the winter even though they thrive in the summer.



Membership: Thank you for your support!

Thanks to all of you, our membership during the 2014-2015 year was at the highest level it had been in the past 10 years with over half of our residents being financially supporting members. Membership is a great bargain at only \$20 per calendar year. But if you have forgotten to pay your dues for the current year, go [online](#) and pay them using PayPal® or send your check payable to WCHOA to P.O. Box 1883, San Marcos, TX 78667-1883. Also, don't forget to send any email address changes to us at wchoa99@gmail.com.

There are many value adds for the very small \$20 annual fee. National Night Out, the Holiday Lighting Contest, Spring Garage Sale, and other events help bring the neighborhood community together to celebrate Willow Creek Estates, a single family residential community. WCHOA membership is important; even though the amount you pay is very small, we make it last by spending your money carefully and for events designed to serve you. Help us support you. Join today!

Please help us by making sure that your neighbors know about the WCHOA and why you consider your membership an important investment.

Hays County Food Bank:

Thank you for your donations to the Food Bank! Efforts are ongoing and as a reminder the Hays County Food Bank is a 501(c)(3) nonprofit, that provides food and grocery items to individuals, families, and more than 40 partner agencies throughout the county at no cost. The food bank relies on support from local businesses, organizations, churches, foundations, governments, and individuals. Go to the food bank [blog](#), [calendar](#), and [photo gallery](#) for all the latest news and events. Its physical location is 202 Herndon St., San Marcos; call 512-392-8300 to make sure they are open. If you are interested in working as a volunteer on Saturday or Sunday mornings, driving a van, to pick up groceries from HEB, contact Jim Wagner at (512) 392-8300 ext.222. You must be able to pick up 30 pounds. If want to see a "wish list" of items to purchase, please go to this link: <http://haysfoodbank.org/donate/donate-food/>. You can also purchase items for the food bank and have them delivered to our warehouse. See our wish list [here!](#)



Architectural Changes:

When in doubt, consult your deed restrictions as you develop your vision and **before** you start your changes. Each of the sections' deed restrictions are posted on wchoatx.com for ease of use and quick reference—located under HOA Info tab. Residents who are contemplating installing a new fence, utility shed, pool, or other modification to their home or property should first check their Covenants and Deed Restrictions and contact a WCHOA Board member so the Architectural Control Committee can review and approve their plans before proceeding with any improvements and/or upgrades. As an example, contemplating a swimming pool in Section 12? The information is very specific—"Swimming pools and spas must be constructed within the setback lines of each lot. Above ground pools are strictly prohibited. All pools and spas must be concealed from the both the front street and the side street if applicable." **Always contact the Architectural Control Committee before construction begins!**

Did You Know?

- The “Just Willow Creek” category was recently added to our WCHOA website. We encourage you to post information of all kinds in the new category. [Share your information](#) about your garage sale or other items you have for sale, upcoming family events you would like to share, questions about service providers, and even share your favorite recipes, and others things you would like to share.

- We have both request and submit [forms](#) on the website for your use in requesting information or reporting such things as lost and found pets/items, architectural control requests, restrictions violations, along with a volunteer form.

- Don't recall whether or not you have paid your WCHOA dues for the current year? Well just head on over to our website and you can submit a “[dues inquiry](#)” request for a check of your current payment status. The Treasurer will check and reply by email within 1-2 days.

- We would like to include your events on our new WCHOA Events Calendar. There is a [form](#) on the website for you to submit the information about events around the community including your favorite non-profit organization, fundraisers, school events and other special events you would like to share with our neighborhood.

- The WCHOA Board has also responded to requests from some of our bordering neighbors who asked if they could be included in some of our activities. So the board has created a new “associate member” category. Residents from bordering neighborhoods are permitted to join WCHOA as an “associate member” and they can participate in our activities if they have paid their membership dues; however, associate members cannot vote.

Stage 2 Water Restrictions Return:

The City of San Marcos returned to Stage 2 drought restrictions Aug. 23, two weeks after it went to Stage 1 restrictions. This is from the City of San Marcos’ news release--“We never know how long the dry conditions will last, so it’s essential that we continue to conserve our precious water resources,” said Tom Taggart, Executive Director of San Marcos Public Services. Specifically Stage 2 restrictions limit the use of sprinklers to one day per week on a designated weekday based on the last number in an address. Hand watering is allowed any day at any time. The restriction also limits at-home car washing and foundation watering to one day per week. Remember that it is fairly easy to spot violators and the city will issue citations. And if you do receive a citation, please take it seriously. The chart shows your designated sprinkler day.

ADDRESSES ENDING WITH:	DESIGNATED WEEKDAY IS:
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday



What Does OP in City Planning Code Mean?

We have had some questions about the meaning of “OP” on the city planning maps. There are some areas near the elementary school that have this designation. Here is the description: *Purpose.* The OP, Office Professional District is established to provide areas primarily for low intensity, small scale office uses and service facilities. Office uses should be compatible with residential uses, and should incorporate established landscape and buffering requirements.

- (b) *Authorized Uses.* Permitted and conditional uses, as authorized in the Land Use Matrix in Article 3, Division 1 of this Chapter 4. Accessory uses as authorized in Article 3, Division 2 of this Chapter 4.
- (c) *Additional Development Standards.* See Table 4.1.6.1.
- (d) *Additional Area, Building and Height Requirements:*
 - (1) Minimum Lot Area:
 - a. Internal: 6,000 square feet
 - b. Corner: 7,500 square feet
 - (2) Minimum Lot Frontage:
 - a. Internal: 50 feet
 - b. Corner: 60 feet
 - (3) Minimum Rear Yard: Five feet, with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard
 - (4) Maximum Height of Structures: 30 feet or 2½ stories whichever is less.

Here is the link for the planning map:

<http://www.sanmarcostx.gov/modules/showdocument.aspx?documentid=6200>

Amazon is Coming to San Marcos:

We are including this information since you may know someone who wants to work at the new fulfillment center. It's the fifth Amazon fulfillment center in the state of Texas. The news release stated about 1,000 full-time jobs will be created. Employees at the 855,000 square-foot San Marcos fulfillment center will pick, pack and ship smaller customer items, such as books, electronics and toys. Here is the link to apply: <http://www.amazonfulfillmentcareers.com/>.