

# *Willow Creek News & Views*

Spring 2016

A publication of



**WCHOA ~ Willow Creek Homeowners Association, Inc.**

"Deed Restricted Single-Family Neighborhood" — [www.wchoatx.com](http://www.wchoatx.com)

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### **Message from the President:**

Spring is almost here even though our neighbors to the east and north are in zero degree weather with very high snowdrifts. Freezing rains only encourage more people to move to Texas to bask in the warm sunshine and enjoy the low humidity in San Marcos. While some folks regard our hot weather as unbearable, most of us know that the hot weather balances out "no snow" in winter. Enjoy!

Along with spring comes our annual Garage Sale in April! It is not too early to plan ahead for two days of fun-filled treasure hunting. The Garage Sale starts on Friday, April 8 and runs all day Saturday April 9. If you let us know in advance the types of items you plan on selling, we will advertise through email blasts, WCHOA web site, and social media. We post signs and place lists in boxes at strategic locations so buyers can find your location easily. Anyone can participate! Often a group of neighbors will get together to display their treasures for sale in one location. That is up to you. Send us your name, location, and a list of items if you choose to participate. Indicate the times on Friday or Saturday or both days that you will be participating.

I want to take this opportunity to thank you for your support as we head into the home stretch of this successful year for our homeowners association. You have been

helpful, cooperative, and dedicated in preserving our beautiful neighborhood. This is why people move here—great people, quiet beauty, and a sense of Hill Country preservation. Areas around us are exploding with growth, which brings added traffic, noise, and too much concrete. Willow Creek Estates is the "quiet zone" that people point to as an example of family life, happy times, and strong community spirit.

---Becky Dobbins, President

### **Message from the Board:**

The board's architectural committee has been very active with the new requests that are occurring. Keep them coming! We have received some exciting, creative requests and we are quite pleased with the outcomes.

In addition to architectural control, another of the goals of the Willow Creek Board is to protect your property values along with a sense of comfortable living in attractive surroundings. By enforcing our deed restrictions, we continue the healthy aesthetics of our community. We need paid supporting members to accomplish what we do and it is an important, yet nominal approach, to getting involved in our premier neighborhood.



### **Spring Forward:**

Daylight savings time starts on Sunday, March 13. 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!

### **Annual Garage Sale Details:**

Our fabulous annual Spring Garage Sale is coming up—April 8 and 9. Our sales are always well attended and people come from far away to snag those items you can live without. It is a great opportunity to clean out your garage and closets. Your excess can become someone else's treasures.

The coordinator for the sale is Marianne Moore. If you want your sale listed on our info sheet, please submit your information no later than April 1 to [wchoatx99.com](http://wchoatx99.com). We will create



a list for potential buyers to pick up as they enter our subdivision. You will be very happy with the results! We encourage all to participate; however,

you are not required to place your address on the list.

More specific information about the garage sale will be posted on our website and distributed via email.

### **Yard Work:**

As you start to prepare your lawns, trees, and shrubs for summer, please remember that we may encounter water restrictions as summer approaches. It is hard to remember our past severe water shortages after a year of devastating rain and tragic floods. Our newer neighbors may be unaware how quickly those water bills escalate in severe shortages. In addition, users can be fined if they violate water-usage restrictions imposed during dry periods. And even worse, those newly purchased, non-native plants will shrivel and die a dusty, quick death. Local nurseries provide expert advice and counsel on what to purchase, where to plant, how to mulch to preserve moisture, and most importantly, what to expect.

### **Pruning:**

Follow Texas A&M's recommendation for pruning trees – Do not prune between February 15 and June 15. Sap feeding beetles target freshly cut trees during this time and will infect them with tree wilt. Our native Live Oak trees are especially susceptible to insects and disease. When is it safest to prune? Pruning periods are between December 1 and February 1, or between July 1 and October 1. When in doubt ask a certified Texas arborist for an opinion. Need that opinion quickly? Search “certified arborist San Marcos Texas” using an Internet search engine. Three or four resources will pop right up. Help preserve our very special oak trees!

*Interested in  
Advertising with WCHOA?*

Newsletter and Website  
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Contact Us at  
[wchoa99@gmail.com](mailto:wchoa99@gmail.com)

### **Membership:**

We want to send a very special “Thank You” to our residents who continue to support our WCHOA. Without the continued support of our loyal contributors, we would not be able to provide the services that our neighbors have come to expect from their homeowners association.

Our treasurer reports that nearly a third of our Willow Creek residents have chosen to become financially supporting members this year. Typically, we have at least half of our Willow Creek Estate residents providing financial support for our HOA. It is not too late to send us your dues payment for the current year.



## **Deed Restrictions and Covenants:**

We have 15 different sections in Willow Creek Estates and each area has individual deed restrictions and covenants. The restrictions are enforceable, none of them are difficult to follow and all are meant to ensure our “*single-family-residence*” neighborhood remains a great place to live. Whether or not you are a financially supporting member of WCHOA, you still must abide by the restrictions governing your section.

If you're aware of a situation that could be a violation, please take a moment to report it to the WCHOA Board by using the “[Report Restrictions Violation](#)” form on our website or sending an email to [wchoa99@gmail.com](mailto:wchoa99@gmail.com). If you live in one of the areas of Willow Creek



that has mandatory dues, report the suspected violation to a member of the Board of your mandatory HOA that would be “The Ridge HOA” or “The Ridge II HOA”. We'll do

our best to resolve issues that are found to be in violation of our restrictions/covenants fairly and quickly.

You should have received a copy of your deed restrictions and covenants at closing when you purchased your Willow Creek property. However, if you did not, or you need another copy, you can find it on our website [www.wchoatx.com](http://www.wchoatx.com) under “HOA Info”.

## **Annual Dues are Currently Due:**

For a mere twenty bucks you have a year's worth of messaging, alerts, access to Lost and Found, discounted ad rates, personal attention, and more. Help us help you stay informed and “in the know.”

Membership is a great bargain at only \$20 per calendar year.....that is only one little nickel a day. Where else can you get such a bargain these days? Our board invites and encourages all Willow Creek residents to join. Don't remember if you have paid your dues for the current year? Then to go to our website: <http://wchoatx.com/membership/dues-inquiry/> and submit a request for your dues status.

It's easy to pay through PayPal® -- just click on this [PayPal®](#) link. Also, dues payments can still be mailed to WCHOA Treasurer, P.O. Box 1883, San Marcos, TX 78667-1883.

## **Website:**

Are you aware that you can use our website to send information to WCHOA? You may contact us with your questions as well as use a number of forms to send us architectural control requests, report restriction violations, check dues status, submit items for the WCHOA events calendar and the “Just Willow Creek” postings as well as reporting lost and found pets and other items.



If you have other suggestions for enhancements to our website, please send them to us at [wchoa99@gmail.com](mailto:wchoa99@gmail.com) or use the [contact us form](#) on the website.

## **Speed Bumps and Speed Detector Machines:**

Thank you for observing speed limits on our streets. The city installed two “miles per hour” speed detectors on Stagecoach Trail. These devices indicate your speed and “flash” signal you if you're exceeding the speed limit. We have noticed a drop in speed since their installation and it is most appreciated. We have many walkers and joggers in our area who listen to music as they exercise. This means they cannot hear car noise. Sometimes dogs are being walked and may get loose and run into the middle of the street. Safe, slower speeds help prevent accidents.

## **Support your Local Restaurants and Businesses:**

Part of what makes a community strong and keeps it that way is when we support our local businesses. Many local banks, shops, stores, and restaurants are operated by Willow Creek neighbors or other friends “in town.” Is it important to support them? You bet! Every dollar you spend at a local business helps guarantee its future. They rely on us to “stay local” as well as bring in new customers.

If you own a local business, please consider advertising in our newsletter and on our website. Our rates are very, very reasonable. Our advantage? No other medium offers such a focused reach to nearly 500 of our community's most sought-after households.



### ***Moving Day is Almost Here:***

Houses are for sale, people are moving out, some are buying and moving in, and a few new houses are under construction. It is that time of year when people make job transfer decisions or decide to retire and “downsize.” We are hearing that some of the “For Sale” homes are doing quite well. The realtors have been heard to say “our neighborhood sells itself.” So, even if you are not moving, help your neighbors as they transition to a new life somewhere else. Keep your lot area attractive – buyers drive through a neighborhood to get a sense of the area as an entity. Diligence about keeping the yard and street areas neat and attractive is important. Remember if we keep the neighborhood looking its best, we enjoy our homes and yards more and our property values remain high.

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### ***Save the Date:***

Mark your calendars now for the Annual Meeting on Sunday, June 5, at 3:00 p.m. at the San Marcos Police Department auditorium, 2300 South IH-35 (between Wonder World and McCarty). In the meantime, though, we want to hear from you with your questions or concerns so we can address them quickly—right now—instead of waiting until the annual meeting! This is a proactive board and we are responsible to you—so put us to work. If you would like to volunteer to help us, please contact us at [wchoa99@gmail.com](mailto:wchoa99@gmail.com) and we will give you a task. There is so much to do and we could use some extra volunteers.

### ***Firecrackers:***

We are delighted with the restraint demonstrated this year on New Year's Eve and New Year's Day. In years past, we have had several unpleasant incidents with firecrackers and gunshots. Thank you so much for your consideration of others. And our pets thank you too. Thank you so much for your consideration of others. There will be a special dessert at our annual meeting in June to celebrate.

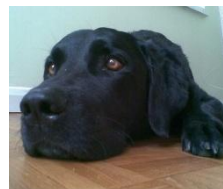


### ***Street Lights:***

Street light out? Call 512-393-8313 for assistance. Street lights operate on photocells and should never be out at night. So, if the light is out at night or remains on during the day, call and report it. Good street lighting helps keep our streets safe at night and reduces the chance of theft and vandalism.

### ***Lost and Found:***

The lost and found section on our web site has had many successes this past year. Glasses, rings, wallets, phones, and pets have been reunited with their owners. Most importantly, several dogs and cats have been returned to their very worried owners. Note that even if a pet is indoor only, you should be prepared. Pets can be quick and nimble, and it



just takes a quick distraction for Rover or Fluffy to slide outside. Therefore, it makes sense to chip indoor pets because, if they do get out, they get confused or

frightened and can disappear very quickly. A chip makes a real difference to reunite a pet with its owner. Contact your local veterinarian for assistance. And if you are adopting a rescued animal, a chip is a must.

### ***Did You Know?***

Modern San Marcos was founded in 1851. This area has been inhabited for over 12,000 years. A dry, dusty land with a wonderful river has attracted people for centuries. No wonder people move here—it is beautiful. And it is up to us to help preserve it.