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THE RIDGE AT WILLOW CREEK SECTION II

Message From The President

I hope this newsletter finds all members of the Home Owner's Association (HOA) in good health and preparing for another joyous Christmas Holiday season!

First, last January at the Annual Meeting of the HOA, members discussed the electricity outages that were experienced during a very cold and windy week in early January. The members requested the HOA contact Pedernales Electric Cooperative, Inc. (PEC), expressing our concern about the service that was being provided. On January 18, 2010, I wrote a letter to Juan Garza, General Manager of PEC, requesting a solution to the problem. Shortly thereafter, I received a telephone call from Archie Lopez, District Manager for PEC, asking questions about the problems we had experienced. We had a good discussion and he indicated that we would be receiving a written response from Mr. Garza. A few weeks later I did receive a response from Mr. Garza in which he indicated PEC's commitment to provide quality, reliable electric service to us and to keep the lights on. He indicated that PEC was undertaking a load study to determine further necessary actions. A few months later, I contacted Archie Lopez's office to inquire about the results of the study. I was informed that as a result of the study some new equipment had been installed and that they believed the system was in top quality condition.

Second, our HOA is responsible for maintaining all four entrances to our subdivision: Ridge Crest/Snyder Hill, Willow Arbor/Snyder Hill, Mountain View/Stagecoach Trail and Great Oaks/Tate Trail. A major expense this year has been to upgrade the landscaping at the entrances and where planter boxes exist, to replant and improve the shrubs, other plants, and the grass including improving the sprinkler systems. I hope you have noticed the improvements. We employed a new person to care for the plants and mow the grass. His name is Dan Barry. Dan takes pride in his work and we believe we will continue to see improvement in the appearance of the entrances.

There are two new homes under construction within our subdivision and the plans for them have been approved by our Architectural Committee. Each year there are fewer lots available for homes within the subdivision. As you are aware, there are five different sections in our HOA and each section has different deed restrictions. At our last Annual Meeting, the members recommended a review of the deed restrictions and changing them so that all five sections have identical restrictions and to tighten them up to preserve the integrity of the neighborhood. The HOA Board has appointed Kelly Engram to chair a committee to rework the deed restrictions. We have received recommendations for change from a few HOA members. If you have any recommendations or suggestions, please contact Kelly or one of the other Board members.

Based on the increased costs of maintaining the business of the HOA and the costs of revising the deed restrictions, the Board voted to increase the HOA dues by \$10 per year. The dues for the 2011 calendar year will be \$160.

Finally, I want to thank all those who serve as board members, committee members and officers of the HOA. They are a dedicated group of individuals who volunteer their time and efforts on our behalf.

Please contact any of our Board members with recommendations and suggestions or if you notice any violations of our deed restrictions. Please plan to attend our annual meeting in January.

Best wishes for your holidays and have a prosperous new year!!!

– Paul Lindsey, Ridge II HOA President

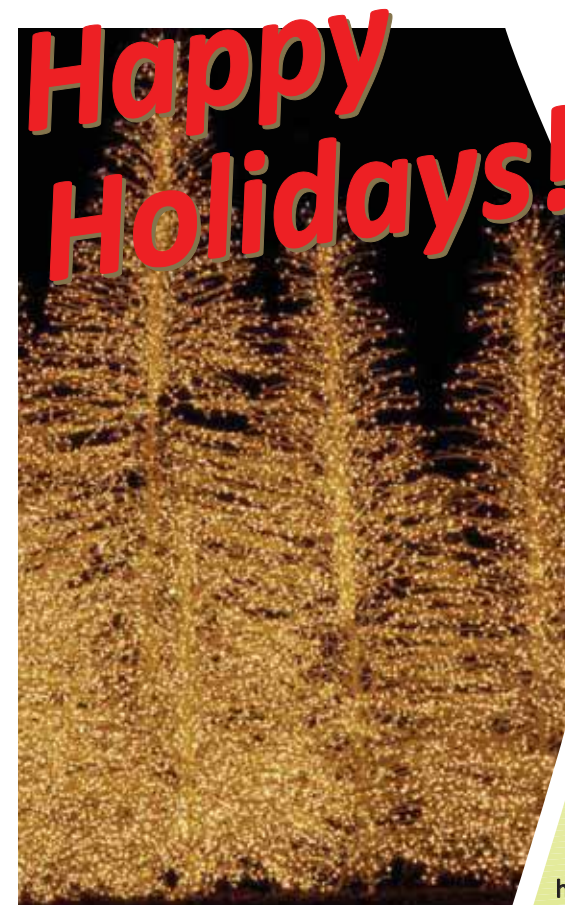


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Your Board At Work

The Ridge II Board met on November 23, 2010 at the home of Carol and Al Short. Committee reports were provided and the following issues were discussed:

- Board recommended nominees for 2011 positions to be elected at annual meeting
- Landscape committee reported that during the past year a new landscaper was hired, planter boxes completely revamped, sprinkler systems repaired and rain sensors installed, crepe myrtles were trimmed, electrical repairs made, and water meter issue resolved
- Architectural committee reported a slow year with only two homes are currently under construction
- Ad hoc deed restrictions committee reported that they will need some legal advice on how to proceed with changes
- Summary of 2010 actual income and expenses (complete report will be provided at annual meeting)
- Dues for 2011 approved
- Budget proposal approved and will be presented to membership at annual meeting

Dues & Budget for 2011

The Board voted to increase dues by \$10 for the 2011 year. The annual assessment for 2011 has been set at \$160 per lot for upcoming year. The budget below shows projected income and expenses for 2011. The Board is hopeful that the dues will allow the HOA to not only cover projected expenses for 2011, but to also build a larger cash reserve for unexpected expenses (e.g., water and electricity rate increases, lawn & maintenance fees, legal expenses, etc.).

The following projected budget (projected income/expenses) for 2011 was approved by the HOA Board at the November 23rd meeting:

Projected Income for 2011	
Dues (87 lots x \$160)	\$13,920.00
Judgment Repayment	495.84
Total Income:	\$14,415.84
Projected Expenses for 2011	
Lawn Care	\$ 5,000.00
Electricity	2,400.00
Water	2,000.00
Maintenance	1,500.00
Postage & PO Box Rental	200.00
Secretary-Treasurer	1,200.00
Legal	1,000.00
Reserves	1,115.84
Total Expenses	\$14,415.84

Call For HOA Volunteers!

The Board has a need for volunteers to participate as an officer, in a committee or as a section representative. If you would like to donate your time or talent to our wonderful community, please send an email to plindsey601@gmail.com and let us know what you would like to do. If you have any specific requests we would love hear them!



PEC Upgrades Community Electrical Equipment

In response to inquiries made by the HOA, PEC made upgrades to the electrical equipment. You can read the full story in the "Message From The President" on the cover.

ANNUAL GENERAL MEETING NOTICE

The annual meeting of the HOA will be held at 7pm on Thursday, January 13, 2011 at the San Marcos Public Library (625 East Hopkins Street).

We will elect several board and committee positions. These positions are up for election in January 2011 and the Board has recommended the named person to fill these positions; however nomination may also be made at the meeting.

President-Elect: Frank King
Section 11 Representative: Open
Architectural Committee: Michael Doss (Chair), Ken Weatherspoon, Mike Daily
Landscape Committee: Kelly Engram

We hope to see everyone at the annual meeting and we would like to get some new faces on the Board. So please come out and support the neighborhood.

Tentative agenda for the January 2011 general meeting:

- Meet the current HOA Board
- Approval of minutes from the January 14, 2010 general meeting
- Report from Landscape Committee
- Report from Architectural Committee
- Report from Ad Hoc Deed Restrictions Committee
- 2010 Treasurer's Report
- Dues & Budget for 2011
- Elections
- Discussion Item - Maintenance of lots
- Old Business (update on PEC upgrades)
- New Business

Lot Maintenance - It's The Law!

The City of San Marcos Code of Ordinances, Sec. 34.078. (Prohibited conditions designated) states that, "It is unlawful for an owner or occupant of a lot to cause or permit weeds, rubbish, brush or stagnant water to accumulate or remain on the lot." You can visit the City of San Marcos website, <http://www.sanmarcostx.gov>, to search for code of ordinances and then search again for maintenance of lots.

The HOA Board has received concerns from HOA members regarding the appearance of some unimproved lots. Only "Ridge Lots" located in Section 11 have deed restrictions requiring lots to be maintained; however, the city code referenced above affects all property owners in the city. Since this may affect all of the property owners in The Ridge II HOA, we are including it as a discussion item at the annual meeting in January.

Please Don't Feed The Deer!

You care about the deer you watch from your home. That's natural. Care enough to let them live naturally.


A deer's digestive system is delicate. Their rumen, or first "stomach," is small, and food passes through their digestive system slowly. To thrive, deer must eat only the most easily digested and nutrient-rich plant parts. Watch deer as they browse, and you will see them choosing such nutritious foods as plant buds, green twigs and lush flowering plants. Any food "substitutes" unless scientifically formulated (very few are), will cause more harm than good.

Due to the unnatural concentration of deer that are fed, the probability of disease transmission among deer and other wildlife species, such as raccoons, increases. Also, this concentration can increase social interactions among deer that can lead to increased

aggression and fighting resulting in broken antlers, injuries, and deaths. Feeding can disrupt normal movement of deer. Studies have shown that deer use portions of their home range more intensively when fed. Feeding deer can also result in overpopulation. As nutrition is increased, reproduction and survival can increase. Deer can become overpopulated, which will lead to habitat degradation. The best thing you can do for deer is to encourage them to seek out their own habitat where they can find their natural diet.



Source: Texas Parks & Wildlife Department



BIG MONEY SAVINGS!

In early 2010, our HOA made an application to the Texas Comptroller of Public Accounts for a sales tax exemption certification. This was done after the HOA became exempt from Federal income taxes under section 501(c) (4) of the IRS code. The State Comptroller's Office granted us the sales tax exemption in February 2010.

What this means is that we are no longer charged sales tax on our monthly landscaping and electric bills. For the 2010 year, we realized savings of over \$1,400 because PEC actually gave us credit for all sales taxes that have ever been paid by our HOA – over \$600 in credits on our electric bills in 2010. And with all the other landscaping upgrades and sprinkler repairs, we were very fortunate to have received this exemption this year. Our Treasurer is estimating that we should have savings of at least \$500 in future years on our monthly electric and landscape bills.

REMINDERS

- Contact any HOA officer or your section representative (list on page 4) if you have issues or questions.
- Easements on all lots should be kept cut and debris removed.
- It is a deed restriction violation to park boats or RVs in driveways for more than 72 hours.
- It is a city violation to allow unleashed dogs to run loose in the neighborhood.
- It is a city violation to park vehicles in the yard.

Invoices will be mailed in late December for your 2011 annual Ridge II HOA assessment. Our deed restrictions mandate that dues are payable in January and are considered delinquent if not paid by January 31st. So if you want to avoid a late fee of \$28.80 per lot, be sure to get your payment in the mail before the end of January.