



The Ridge II HOA Current Board

President: Paul Lindsey plindsey601@gmail.com

President Elect: Frank King frank@texaskings.net

Vice President: Kelly Engram kelly@engramdesigns.com

Sec-Treasurer: Carol Short cshort101@gmail.com

Section 9A/10B Rep: Steve Wilbanks steviewilbanks@gmail.com

Section 9, Part 2 Rep: Gail Zank gz10@txstate.edu

Section 9, Part 1 Rep: Ken Weatherspoon kenlizspoon@hotmail.com

The Ridge Rep: Reneé Lehmann rlehmann@casacentex.org

Section 11 Rep: Jay Stiles jay.stiles@live.com

Architectural Committee Chair: Michael Doss SaltCreekNRMS@hotmail.com

Landscape Committee Acting Chair: Carol Short cshort101@gmail.com

Restrictions Review Committee Chair: Kelly Engram kelly@engramdesigns.com

Newsletter Editors: Kelly Engram & Carol Short kelly@engramdesigns.com & cshort101@gmail.com

**Advertising
Space Available!**

Discounts Available To
Homeowners, contact
**Kelly Engram at
Kelly@engramdesigns.com**

Advertisements in The
Ridge II Newsletter should not
be construed as an
endorsement of products or
services by The Ridge II Home
Owner Association.



The Ridge II

Community Newsletter

THE RIDGE AT WILLOW CREEK SECTION II

Message From The President

I hope this newsletter finds all members of our Homeowner’s Association (HOA) in good health recuperating from a great Thanksgiving and preparing for a joyous Christmas holiday season. As I complete the second year of my two-year term as President of our HOA, I want to express my appreciation for the opportunity to serve and to thank everyone for being such good neighbors and being part of a great neighborhood. Thanks also to the volunteers who serve in various capacities to carry on the work of the HOA and to do their part in maintaining the neighborhood and making it such a great place to live and grow a family.

As I mentioned in a previous newsletter, one of the responsibilities of the HOA is to maintain the property at the four entrances to the sections in our subdivision. We are responsible for the entrance at Snyder Hill/Ridge Crest, the entrance at Snyder Hill/Willow Arbor, the entrance at Stagecoach Trail/Mountain View and the entrance at Great Oaks/Tate Trail. A good many of our resources are used to maintain those properties and provide attractive entrances to our areas. The landscape committee and other individuals have worked hard to keep them attractive.

In the last session of the Texas Legislature, new legislation was passed which makes it necessary to change some of the bylaws of our HOA. The Board has received legal counsel and work will soon begin in making the necessary changes which will be presented to the members in the future. See full story on page 3.

Our HOA is composed of five different sections of properties and each section has a different set of deed restrictions and although similar, they are not alike. Our Board continues to review those restrictions and attempt to unify them in one set that would apply to all sections. A new committee will be appointed by the incoming President to draft new deed restrictions for member approval. If you are interested in serving on this committee or if you have a change to recommend, please inform one of our Board members. A list of board members with their email addresses can be found on page 4.

There are a total of 87 lots that make up the various sections of our HOA. As you know, homes are already built on the majority of those lots. Costs of operating the HOA continue to rise even though we do not have (and will never have) an increase in membership. Based on these increased costs of maintaining the services of our HOA, the Board has voted to increase the dues of the HOA by \$15 per year. The dues for the 2012 calendar year will be \$175.

Thank you for being a member of our HOA. Please contact any Board member with your recommendations or suggestions for improvements. If you see any violations of our deed restrictions, please report them to a Board member and plan to attend the annual meeting in January.

Best wishes for a great holiday season!

– Paul Lindsey, Ridge II HOA President

TABLE OF CONTENTS

Your Board At Work	..... Page 2	Get Fired Up: Give A Hand!	..... Page 3
Annual HOA Meeting Notice	..... Page 2	Issues Addressed From 2011 Annual Meeting	..... Page 3
Reminders	..... Page 2	The Ridge II HOA: A Bit Of History	..... Page 3
Texas Reforms HOA Laws	..... Page 3	HOA Board Members	..... Page 4

**KARINA'S
CLEANING SERVICE**

We'll
Get It
Clean!



References
Available

512.757.4480

**THE PRACTICAL APPROACH
TO PET CARE.**



**ANIMAL
CARE CENTER**
OF HAYS COUNTY

JEFF C. JORGENSEN, DVM

2206 Hunter Road, San Marcos
*Located near Stagecoach Drive
& Hunter Road intersection*

754-6333
vetcaresanmarcos.com

Jeff Wilson
Painter

Interior Exterior Texture



396-1159

The Ridge II At Willow Creek
HOA, Inc.

PO BOX 116
SAN MARCOS TX 78667-0116

HOA Community Newsletter

*Happy
Holidays!*

Your Board At Work

The Ridge II Board met on November 14, 2011 at the home of Carol Short. Committee reports were provided and the following issues were discussed:

- 1. Legislative changes – see story on page 3.
- 2. Landscape committee reported that we had numerous sprinkler system problems that had to be repaired, i.e., leaky valves, broken spray heads, learning curve on programming the controllers, and backflow devise testing. Most problems were either directly or indirectly related to the drought conditions. This fall we had to replace several plants that didn’t survive the drought, have repairs made to a fence that had some bars knocked off, and replace a spot light at one of the entrances.
- 3. Architectural committee reported another slow year with two homes being completed and occupied along with one other nearing completion and one just being started.
- 4. Summary of 2011 actual income and expenses to date (complete report will be provided at annual meeting).
- 5. Dues rate for 2012 approved.
- 6. Budget proposal approved and will be presented to membership at annual meeting.
- 7. The Board approved charging a \$25 “Transfer or Resale Fee” for preparing the required account status report when property changes hands. This fee will go into effect on January 1, 2012.

Dues and Budget for 2012

The Board voted to increase dues by \$15 for the 2012 year. The annual assessment for 2012 has been set at \$175 per lot for the upcoming year.

The Board is once again hopeful that the dues will allow the HOA to not only cover projected expenses for 2012, but to also build a larger cash reserve for unexpected expenses (e.g., water & electricity rate increases, lawn & maintenance fees, legal expenses, etc.).

The following budget (projected income/expenses) for 2012 was approved by the HOA Board at the November 14th meeting.

Projected Income for 2012	
Dues	\$15,255.00
Judgment Repayment	495.84
Newsletter Advertisements	250.00
Total Income:	\$15,970.84
Projected Expenses for 2012	
Lawn Care for Entrances	\$ 5,250.00
Electric Bills	2,400.00
Water Bills	3,000.00
Maintenance	2,000.00
Postage & PO Box Rental	200.00
Newsletter Printing	250.00
Secretary-Treasurer Reimbursement	1,200.00
Legal	1,000.00
Reserves	670.84
Total Expenses	\$15,970.84

MEETING NOTICE

Annual Ridge II HOA General Meeting

The annual meeting of the Ridge II HOA will be held at 7pm on Thursday, January 26, 2012 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 nominations may also be made at the meeting.

Vice President: Paul Lindsey
Secretary-Treasurer: Carol Short
The Ridge Section Representative: Reneé Lehmann
Section 9 Representative (position 1): Ken Weatherspoon
Section 9 Representative (position 2): Open
Architectural Committee: Ken Weatherspoon (Chair), Mike Daily, Paul Lindsey
Landscape Committee: Don Wallace, Mark Fraprie

We certainly hope to see all of you at the annual meeting and we would like to find some new volunteers. So please come out and support the neighborhood.

The tentative agenda for the January 2012 general meeting is:

- 1. Welcome and Introductions
- 2. Approval of Minutes from January 13, 2011 General Meeting
- 3. Report from Landscape Committee
- 4. Report from Architectural Committee
- 5. Report from Treasurer
 - a. Budget for 2012
 - b. Dues Increase for 2012
- 6. Elections
- 7. Old Business (status updates on items from last year’s meeting)
- 8. New Business
 - a. Recent Legislative Changes
 - b. Call for Volunteers to serve the HOA (as committee or board members)
 - c. Items from Members

REMINDERS

- Contact any HOA officer or your section (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 violation of the city ordinances to park vehicles in your yard, even if it is parked next to your driveway. If the HOA receives a complaint about a vehicle being improperly parked off of a driveway, this matter will be referred to the City.
- Invoices will be mailed in late December for your 2012 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. If you want to avoid a late fee of \$31.50 per lot, be sure to get your payment in the mail before the end of January.

Texas Reforms HOA Laws

The legislature passed numerous changes this year that affect Texas Property Owner Associations. A few of these changes have already gone into effect and the majority will go into effect on January 1, 2012. The board invited attorney Gene Majors to attend our November meeting to review significant changes that will affect our HOA. We must incorporate these changes in order for our HOA to be in compliance with state laws. A few of these changes that will affect our HOA include:

- 1. Mandatory open records
 - 2. If requested, HOA must provide copies of records (we can charge for copying)
 - 3. Mandatory records retention policy
 - 4. All governing documents must be recorded in the County Clerk’s Office
- 5. Board meetings open to property owners
 - 6. Meetings must be announced to owners
 - 7. Any property owner may run for HOA board and can not be disqualified for delinquent dues

It appears that we should be able to revise our Bylaws and procedures to incorporate all of the required changes without having to have outside legal assistance. Incoming President Frank King will appoint a committee to review the legislative changes and recommend changes to our Bylaws.

If you have an interest in serving on this ad hoc committee, please contact one of our board members (listed on page 4) or volunteer at the annual meeting.

Issues Addressed From The 2011 Annual Meeting

At the annual meeting in January of 2011 several issues were brought forward by residents in attendance. This is an update showing the action taken:

MAINTENANCE OF LOTS – President Lindsey sent a friendly letter to a few lot owners requesting them to better maintain their lots and to at least keep the 15 foot easement area mowed and the weeds out of the street. The Board is requesting that all members strive to keep their property properly maintained. We appreciate your cooperation.

STREET CLEAN UP – President Lindsey contacted the City of San Marcos and requested some street cleanup in addition to the occasional street sweeper. Members had indicated that some streets had mud and sand on them because of some recent construction activities. The City did send a crew out that removed some of the mud and sand. If you see a particular area that needs attention, please inform a Board member. We do have a few homes and yards that are being completed and with winter coming , it may become a problem once again.

FIRE HYDRANT CHECKS – One member asked how often the fire hydrants are checked in our area, so President Lindsey contacted the fire department and was informed that every hydrant in the City of San Marcos is checked once each year.

GET FIRED UP And Give A Hand!

We would like to encourage residents to step up and volunteer to work with *The Ridge II HOA* board either on a committee or as a board member. Please contact any current board member (listed on page 4) if you are interested in working with the HOA. If there is not a position open at this time, we will keep you in mind when a spot opens up. Not all board positions are open for election each year since terms typically run for either 2 or 3 years and section representatives must own property in the section that they represent.

According to our Bylaws, there are no restrictions on where in the HOA the officers (president, vice president, secretary and treasurer) and committee members reside. However, to ensure that all sections of the HOA have representation, the five section representatives (reps) come from the following areas:

- One rep from **The Ridge II** section
- Two reps from **Section 9**
- One rep from either **Sections 9A or 10B**
- One rep from **Section 11**

The Ridge II HOA: A Bit Of History

Since the developer turned the HOA over to the residents in 2004, the following individuals have unselfishly volunteered their time and talents to make our neighborhood a great place to live. Some have served only a year or two while others have served for a number of years. Most have served in more than one position which includes being an officer, a section representative and/or a committee member. A special **THANK YOU** goes to all of these wonderful residents who have contributed so much of their valuable time to *The Ridge II HOA*. Volunteers since 2004 include (in last name alpha order):

- Earl Calkins (section rep & officer)
- Mike Daily (committee member & chair)
- Michael Doss (section rep & committee chair)
- Kelly Engram (officer & committee chair)
- Charlene Johnson (section rep)
- Frank King (section rep & officer)
- Renee Lehmann (section rep)
- Paul Lindsey (section rep & officer)
- John McGee (section rep)
- Mike Shellman (officer)
- Carol Short (officer)
- Jim Stark (section rep & officer)
- Jay Stiles (section rep)
- Mary Ann Stutts (section rep, officer & committee chair)
- Ken Weatherspoon (section rep & officer)
- Steve Wilbanks (section rep)
- Gail Zank (section rep)

WWW.MYTHRC.COM



FEEL BETTER .
LIVE LONGER .

CHILD CARE . GROUP FITNESS . HYDRO MASSAGE . RACQUET BALL . DRY SAUNA .

51 2-353-0 78 9

