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THE RIDGE AT WILLOW CREEK SECTION II

Message From The President

It was a wonderfully rainy May! As your new HOA President, I'd like to promise you a rainy July and August but I don't think I can make that happen, so I'll be a little more realistic.

Paul Lindsey, chair of the HOA Legislative Review Committee, Carol Short and I have had several meetings to take a closer look at the new requirements for Home Owner Associations per the new 2011 Legislation and how they will affect our bylaws. Each paragraph of our existing bylaws have been analyzed. Several portions have been re-worded and additions have also been made to be sure they conform to the new legislation.

A meeting of the Board took place on Wednesday, May 30th to review and approve the proposed bylaw revisions and other state required documents. Once we have all the documents in order, they will be emailed/mailed to all HOA members. The new bylaws will then be filed with the county clerk, and that will officially make them legal.

I have had the pleasure of meeting many of you at our annual meetings and dog walks and I hope to meet many more residents of our community. If you have a question, or concern, please call or e-mail me. My contact information as well as all the board and committee members is listed on page 4.

– Frank King, Ridge II HOA President

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HOA Community Newsletter

YOUR BOARD AT WORK

Summer HOA Board Meeting

The Ridge II Board met on May 30, 2012 at the home of Frank King. Committee reports were provided and the following items were discussed:

- 1. Legislative changes – see story on this page.
- 2. Landscape committee – see story on page 3.
- 3. Architectural committee reported another slow period with only one new home under construction.
- 4. Treasurer reported that our runaway water usage is now under control thanks to the efforts of our new landscape co-chairs. We are currently at or under budget on all budgeted items this year.
- 5. It was noted that all residents, with the exception of lot 348, have paid their annual association dues for the current year.
- 6. The Board is extremely pleased with the new look that Kelly Engram has given our newsletter.
- 7. The Board is looking into the possibility of adding “The Ridge II” lettering on the blank wall (which has a spot light that shines on it) at the Snyder Hill and Willow Arbor entrance.
- 8. A letter will be sent to property owners whose easements need to be cleared of weeds and/or debris.

Confused? Why Two Home Owner Associations?

All Ridge II lots are actually in two HOAs:

• The Ridge II mandatory HOA was set up in the restrictions and covenants when they were initially developed. There are a total of 87 lots in this HOA, which will never change. Annual assessments are set by The Ridge II HOA Board each year in November for the upcoming calendar year.

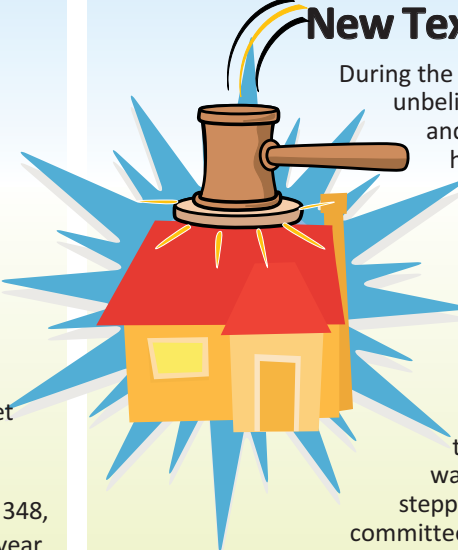
• Willow Creek HOA (WCHOA) is the association that covers the entire Willow Creek Estates subdivision. There are 15 different sections (all developed at different times) and almost 475 homes. Membership in the WCHOA is voluntary and only costs \$20 per year per household.

All residents of any section of Willow Creek are encouraged to join the WCHOA. The WCHOA provides several services to all residents, including The Ridge II home owners.

The WCHOA funded the new entrance sign at Stagecoach and Snyder Hill and they are planning to add new signs at the other two entrances to Willow Creek. Keeping Willow Creek the best place to live in San Marcos is a high priority of the WCHOA. The WCHOA works hard to

GOOD FENCES

In his poem "Mending Wall," Robert Frost says that "Good fences make good neighbors." Frost's narrator displays contempt for walls erected between people, but sadly accepts the expression's truth.



New Texas HOA Laws Passed

During the 2011 legislative session, an almost unbelievable number of laws were passed and/or changed that affect Texas homeowner associations. Last November your HOA board sat down and talked with a legal expert about the changes. The Board decided that they would appoint an ad hoc committee to review the new and revised laws and update our bylaws and create the required procedures without going to the expense of hiring legal counsel. At the general meeting in January a call was made for volunteers. Paul Lindsey stepped up and agreed to chair this ad hoc committee. Frank King and Carol Short were also appointed to serve on this committee.

In February, the committee began the onerous task of reviewing the actual bills that were passed and determining which new requirements affected our association. Once it was determined what needed to be incorporated into our existing bylaws, the committee began rewriting and creating additional policies and procedures that would be required for our HOA to be in compliance with the new Texas statutes.

The end result was a set of revised bylaws along with two new policies and procedures that were presented to The Ridge II HOA Board at the meeting held on May 30th. The Board approved the recommendations of the Committee. These new bylaws and the accompanying policies will soon be filed at the Hays County Clerk's Office. The new legislative changes require these documents to be legally filed before they become enforceable.

A big "THANK YOU" goes to these volunteers who spent countless hours working on this project.

keep deed restrictions enforced in all areas of Willow Creek, which is not an easy task.

Membership in both HOAs is important and we encourage you to be an active member of the Willow Creek Home Owner Association as well as The Ridge II every year.

Here are some of the valuable services we receive:

- Email neighborhood alerts and community bulletin board
- Lost and found service
- Newsletters at least three times a year
- Annual Neighborhood Night Out in October
- Spring neighborhood garage sale
- Neighborhood cleanup event
- Website with resources including complete deed restrictions

WillowCreekEstatesTX.com

Summer Landscaping

Are last year's drought and triple digit temperatures still vivid in your mind?

-by Don Wallace

Even though we are in the "plus" for rain so far in 2012, we are coming to the "dog days of summer", and those long hot days. We have already encountered a stage 2 watering restriction even during this "plus" period and water conservation will continue to be a part of everyday life. So, with good water conservation in mind what will be your lawn watering strategy this summer?

There is a misconception that "great lawns require lots of water" and contributes to the use of billions of gallons of water each day during the hot summers of Texas. Unfortunately, most of this usage is wasted as most lawns are simply, over watered and over fertilized.

When should we water an established lawn? You need to wait and let the lawn tell you when to water. Ideally, water the turf just before it begins to wilt. The first sign is grass has a dull purplish cast, the leaf blades begin to roll or fold, and evidence of footprint tracks remain after someone walks across the lawn. With careful observation and experience, you can calculate how many days a lawn or parts of a lawn can go between watering. If you start to see dry spots in your lawn this is as an indication that your lawn will soon need water. However, go ahead and water those spots with a

hose and small sprinkler.

Then, when the whole lawn begins to show signs of moisture stress, water the whole lawn until there is a little water runoff. Never water longer as runoff wastes water.

How much to water? During the most stressful weeks of summer, it is recommended to apply 1 inch of water to 1 square foot of lawn. It takes about 600 gallons with an irrigation system to apply 1 inch of water over 1,000 square feet of lawn.

So how do I know how long it takes for an irrigation/sprinkler system to apply 600 gallons? One way is to place several small sided collection vessels, such as aluminum plates, tin cans or coffee cups in a irrigation/sprinkler zone. Water each irrigation/sprinkler zone, and collect the applied water until it can be measured, keeping track of the amount of time spent. For example, if it takes 15 minutes to collect a 1/2 inch of water then it will take 30 minutes to collect 1 inch of water. You can break up these times to two or three waterings per week - depending on the stages of water rationing imposed by the city.

WHEN WAS THE LAST TIME YOUR BACKFLOW PREVENTER WAS TESTED?

The city of San Marcos sends out notices to residents when it is time to have your backflow prevention systems tested. The letters are routinely sent when testing is due on your lawn irrigation system. Backflow can happen when pressure from a plumbing system forces water back into the public water line or when a drop in pressure in a public water line draws water back into the line which could possibly contaminate the public water supply. Property owners with lawn irrigation systems and onsite sewage treatment facilities such as septic systems are required to have backflow preventers.

Under federal and state regulations, public water supplies such as the city must adopt rules to prevent pollution or contamination of their water systems. Thus, the city has adopted an ordinance to comply with these regulations. How often a property owner must do the testing depends on the type of device being used and the potential hazard the private plumbing may pose. Typically, for homes in our area, tests are required every three years.

The city includes a list of certified irrigationists in our area when they send out the letters. This requirement also applies to all of the sprinkler systems located at our HOA entrances.

The Ridge II New Landscaping Team!

We are fortunate to have Don Wallace and Mark Fraprie, two extremely energetic residents, volunteer to co-chair Ridge II Landscape Committee.

Don is currently working on his "Master Gardener" certification and as part of his required volunteer hours for this certification, he will focus his attention on our entrances.

Mark enjoyed the extensive research to find both drought and deer resistant plants before landscaping his new residence last year. His knowledge and enthusiasm will help set up a systematic plan of action to reach our community landscaping goals.

Don and Mark have started with the infrastructure, specifically the irrigation systems at all of

the entrances. Since beginning this project in March, they have already mapped all sprinkler head locations and measured water usage as well as working with the irrigationist to get all systems checked out and necessary repairs made.

Landscape comments or questions should be directed to either Mark or Don (contact information on page 4).

- ### Landscape Committee Duties
- Working with the landscaper who maintains the planter boxes and cuts the grass at the entrances
 - Monitor sprinkler systems
 - Monitor lighting
 - Recommend maintenance needs
 - Manage landscape expenses within HOA budget
 - Recommend landscape changes to the Board



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