

The Ridge II HOA Current Board & Committe Members

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Advertising Space Available!

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The Ridge II Community Newsletter

THE RIDGE AT WILLOW CREEK SECTION II

Message From The President

This November has brought us a touch of Spring as well as a touch of Fall. So far, everything is still fairly green. I expect within the next three weeks we'll have a good freeze, then everything will be fairly brown. How's that for a prediction?

We have had a quiet year. Changes brought about by legislative edicts have been made with relatively little affect on our HOA.

As you know, each of our five sections, when developed, was set up with slightly different restrictions, which has made it difficult for your board to create a uniform policy for all homeowners. We plan to bring before you at the January general meeting recommendations to make these restrictions uniform. For the most part, these involve new construction, swimming pools fences, and lot maintenance. Any revisions of these restrictions will not affect construction already approved.

I hope we will see you all at the general meeting, January 17th at 6pm, Dick's Classic Car Garage.

I hope you will each have a joy filled holiday.

– Frank King, Ridge II HOA President



KARINA'S CLEANING SERVICE

We'll Get It Clean!

References Available

512.757.4480

THE PRACTICAL APPROACH TO PET CARE.

Your Neighborhood Pet Care Center!

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

MONEY CONCEPTS
WEALTH MANAGEMENT & FINANCIAL PLANNING

"Neighbors, you owe it to yourself to get a 2nd opinion from an experienced, certified advisor of over 30 years. Let's have coffee at our near-by office."

-Ruben Ruiz, MSFS, ChFC, RFC

(512) 396-2487

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San Marcos, TX 78666

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HOA Community Newsletter

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Your Board At Work

The Ridge II Board met on November 24, 2012 at the home of Frank & Marijo King. Committee reports were provided, and the following issues were discussed:

- Landscape committee: See article on page 3 for a complete report from our landscape guys.
- Architectural committee: Reported no new activity in the past few months.
- Ad hoc deed restrictions committee: Reported that they identified six items that will likely need changing to bring all areas under the same restrictions.
- Summary of 2012 actual income and expenses - the complete report will be provided at the annual meeting.
- Dues for 2013 year approved.
- Budget proposal approved and will be presented to our membership at the annual meeting.
- Board suggested nominees for 2013 positions to be elected at the annual meeting.
- Insurance for officers and board members discussed.



Dues & Budget For 2013

The Board voted for no increase of membership dues for the 2013 year. The annual assessment for 2013 will remain at \$175 PER LOT for the upcoming year. The budget below shows projected income and expenses for 2013. The Board is hopeful that the dues will allow the HOA, not only, to cover projected expenses for 2013, but 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 2013 was approved by the HOA Board at the November 14th meeting:

Projected Income for 2013	
Dues (87 lots x \$175)	\$15,225.00
Resale Fees	100.00
Newsletter Advertisements	750.00
Judgment Repayment & Interest	500.00
Total Income:	\$16,575.00

Projected Expenses for 2013	
Lawn Care	\$ 5,250.00
Electricity	2,500.00
Water	2,200.00
Infrastructure Maintenance	2,500.00
Postage & PO Box Rental	200.00
Newsletter Printing	350.00
Secretary-Treasurer Reimbursements	1,200.00
Legal	1,000.00
Reserves	1,375.00
Total Expenses	\$16,575.00

MEETING NOTICE

Annual Ridge II HOA General Meeting

The annual meeting of the Ridge II HOA will be held at 6pm on Thursday, January 17, 2013 in the conference room, at Dick's Classic Garage (corner of Stagecoach Trail & Hunter Road).

At the annual meeting, we will elect several board and committee positions. The following positions are up for election in January 2013. The Board has suggested the named persons to fill these positions, however, additional nominations are encouraged and may be made at the meeting.

- President-Elect:** Marianne Moore
- Section 9A/10B Representative:** Steve Wilbanks
- Architectural Committee:** Ken Weatherspoon (chair)
Mike Daily
Paul Lindsey
- Landscape Committee:** Mark Fraprie
Don Wallace (co-chairs)

We hope to see everyone at the annual meeting, and would like to gain some new faces on the Board. Please come out and support our neighborhood!

The tentative agenda for the January 2013 general meeting is:

- Meet the current officers, sections representatives and committee members
- Report from Landscape Committee
- Report from Architectural Committee
- Report from Ad-hoc Deed Restrictions Committee
- 2012 Treasurer's Report
- Dues & Budget for 2013
- Elections
- Insurance for Officers and Board Members
- Old Business
- New Business

Invoices For HOA Dues Are On The Way!

Invoices will be mailed in late December for your 2013 annual Ridge II HOA assessment. Deed restrictions mandate that dues are payable in January and considered delinquent if not paid by January 31st. Avoid a late fee of \$31.50 per lot, by mailing your payment before the end of January.

The Ridge II



Updated Entrance Sign

Did you notice our new sign on the brick wall when you stopped at the corner of Willow Arbor and Snyder Hill? For many years, we had a spot light shining on a blank wall on Willow Arbor. In 2011, the Board authorized "The Ridge" Section Representative, Reneé Lehmann, to gather bids for a sign on this wall that everyone will see when coming to a stop at this corner. After contacting several sign agencies, she was able to obtain a reasonable bid, and the new sign was installed this past fall. At the same time, the old green sign on the wall across the street was repainted to black.

Now all of our entrance signs match. Thanks, Reneé, for taking the lead and getting our signage updated!



Think ... Relax ... Slow Down!

We have a lot to be thankful for in Willow Creek. The beautiful woods, the serenity of the large lots and graceful deer, and especially being away from crowds and congestion.

However, our peacefulness is being spoiled due to the increasing number of cars moving too fast through the neighborhood. The posted speed limits are 30, and in a few cases 25 mph. Rarely does anyone seem to be moving less than 40 to 45 mph. On top of that, our "STOP" signs are treated as if they say "YIELD" with cars rolling through, turning, and speeding down the street.

Why do we need to endanger others in our haste? What is it going to take to get everyone to slow down? Wouldn't our business wait a minute or two? Do we need more "All Way Stop Signs" or even speed bumps for safety? Do we need to invite the police force to control this matter? Finally, do we need to kill a beloved pet or deer and send ourselves to the emergency room and our cars to the body shop, or worse, hit and injure a jogger or someone walking their pet? This could happen in front of your home. What is it going to take?

Jeff Wilson Painter

Interior Exterior Texture



396-1159

Speed Limits & Caution

The speed limit on Summit Ridge has been reduced to 25 mph and the speed limit around Hernandez School is 20 mph when the school lights are flashing. Lights flash at: 7am - 8:30 am • 10:30 am - 12:30 pm • 2pm - 3:30 pm

The intersection of Hunter Road and Posey was turned into a three-way stop by installing new stop signs on Hunter Road. Since we are all getting used to the new signage, drive defensively and do not trust oncoming traffic to stop.

Landscaping Progresses In The Right Direction!

This year, we are very fortunate to have two outstanding neighbors step up and volunteer to coordinate the landscaping at our entrances. Mark Fraprie and Don Wallace have diligently worked this past year to bring the infrastructure up to standards. Sprinkler systems have been thoroughly repaired (as opposed to the Band-Aid approach previously used), and appropriate watering schedules have been developed.

Additionally, all of the lighting fixtures have been checked, repaired and/or replaced as needed. Mark & Don are in the process of

inspecting the fences and receiving estimates for necessary repairs.

This coming year, they are planning to get started with updating some plants and adding more color to the entrance planter boxes while utilizing plants that are drought tolerant and deer resistant. This project will be conducted one entrance at a time.

Mark & Don have set up a plan to do things systematically by starting with the infrastructure and moving forward. Mark

has been primarily working on the infrastructure, and Don is a master gardener who enjoys working with plants. This past summer, during the "Stage 3" watering restrictions, Don actually hauled water to one of the entrances to water the crepe myrtle trees because there was no spigot at this entrance. Each watering trip took at least 4 hours. The HOA had a spigot installed at this entrance so Don will no longer have to haul water to save our trees. Please applaud these two neighbors for their fantastic work!