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ISSUE 5 WINTER 2012



The Ridge II HOA Current Board & Committe Members



Frank King, 512-667-6253 • frank@texaskings.net **Vice President:**

Paul Lindsey, 512-392-6560 • plindsey601@gmail.com Secretary-Treasurer:

Carol Short, 512-396-2488 • cshort101@gmail.com The Ridge Section Rep:

Reneé Lehmann, 512-353-5983 • rlehmann@casacentex.org **Section 9 Reps:**

Ken Weatherspoon, 512-392-6232 • kenlizspoon@hotmail.com Janet Fly, 512-754-6772 • janetfly@austin.rr.com

Section 9A & 10B Rep: Steve Wilbanks, 512-396-5957 • stevewilbanks@gmail.com Section 11 Rep:

Jay Stiles, 512-353-4182 • jay.stiles@live.com

Architectural Committee:

Ken Weatherspoon, 512-392-6232 • kenlizspoon@hotmail.com Mike Daily, 512-754-6863 • mdaily2@austin.rr.com Paul Lindsey, 512-392-6560 • plindsey601@gmail.com

Landscape Committee:

Mark Fraprie, 512-665-3031 • markfraprie@gmail.com Don Wallace, 512-618-4488 • donwallace44@yahoo.com **Restrictions Committee:**

Jay Stiles, 512-353-4182 • jay.stiles@live.com Mark Fraprie, 512-665-3031 • markfraprie@gmail.com Bill Fly, 512-754-6772 • billfly@austin.rr.com **Legislative Changes Committee:**

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Message From The President

This November has brought us a touch of Spring as well as a touch of Fall. MERRY CHRISTMAS 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?

on our HOA.

approved.

We have had a quiet year. Changes brought about by

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

legislative edicts have been made with relatively little affect

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.

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- Frank King, Ridge II HOA President



NING SERVICE We'll References Available

THE PRACTICAL APPROACH TO PET CARE.

Your Neighborhood Pet Care Center!

OF HAYS COUNTY

JEFF C. JORGENSEN, DVM

2206 Hunter Road, San Marcos

Located near Stagecoach Drive & Hunter Road intersection

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

-Ruben Ruiz, MSFS, ChFC, RFC









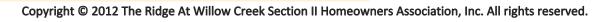
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At Willow Creek SAN MARCOS TX 78667-0116 HOA Community Newsletter



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:

- a. Landscape committee: See article on page 3 for a complete report from our landscape guys.
- b. Architectural committee: Reported no new activity in the past few months.
- c. Ad hoc deed restrictions committee: Reported that they identified six items that will likely need changing to bring all areas under the same restrictions.
- d. 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

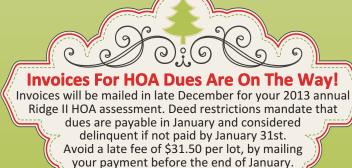
Paul Lindsey Landscape Committee: Mark Fraprie

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:

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





We Kuge 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 neighboorhood. 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?

Speed Limits

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.

This year, we are very fortunate to have two

outstanding neighbors step up and volunteer

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

previously used), and appropriate watering

Additionally, all of the lighting fixtures have

been checked, repaired and/or replaced as

needed. Mark & Don are in the process of

to coordinate the landscaping at our

opposed to the Band-Aid approach

schedules have been developed.

Landscaping Progresses In The Right Direction!

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!

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