

The Ridge II

Community Newsletter

❄️❄️❄️ The Ridge II HOA Current Board & Committe Members ❄️❄️❄️

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

President Elect:
Marianne Moore, 512-392-6966 • marimoore2001@yahoo.com

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

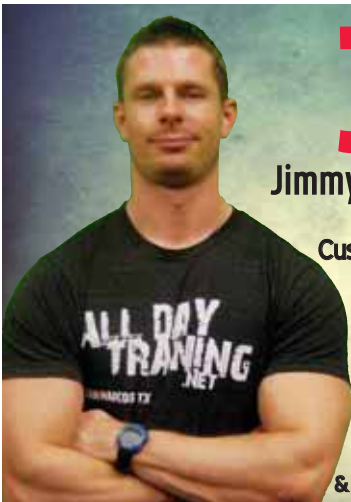
Ad Hoc Restrictions Committee:
Jay Stiles, 512-353-4182 • jay.stiles@live.com
Mark Fraprie, 512-665-3031 • markfraprie@gmail.com
Bill Fly, 512-754-6772 • billfly@austin.rr.com
Frank King, 512-667-6253 • frank@texaskings.net

Newsletter Editor:
Kelly Ingram, 512-667-6150 • kelly@engramdesigns.com

Advertising Space Available!

Discounts Available To Homeowners, contact the Editor.

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

Jimmy Meyer
PERSONAL TRAINER

Customized Plans To Meet Your Health & Fitness Goals


Cooper Institute Certified Trainer & CrossFit Certified

WHAT'S ON YOUR FITNESS BUCKET LIST?
Strength • Stability • Flexibility • Weight Loss • Endurance

Call For A Free Consultation & Trial Session
AllDayTraining.net • 260-433-4845
Gym conveniently located 2 1/2 miles south of the Hunter & McCarty intersection.


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
Less Stress, More Enjoyment

"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

www.moneyconcepts.com/rruiz
1920A Corporate Dr, Ste. 106
2719 Summit Ridge—Home
San Marcos, TX 78666

Hello Neighbors,

I hope this finds everyone in good health, recuperating from a great Thanksgiving, and preparing for a joyous Christmas season. As I complete the second year of my term, I want you to be aware of what a pleasure it has been to serve as your president. Our HOA committees are active and productive. In addition, having an efficient secretary has helped our HOA run smoothly and on budget.

The three new additions to the restrictions involving landscaping, construction time limits, and size of signs were approved by more than the required two-thirds majority. These restrictions have now been recorded at the courthouse and are now legal. Enforcing them will help your HOA ensure the Ridge II continues to be a beautiful and peaceful place to live.

Our annual General Property Owners meeting will be January 16th at Dick's Classic Car Garage and will begin at 6:00 pm. I look forward to seeing you there!

Again, I would like to express my appreciation for the opportunity to serve and also thank all of the wonderful volunteers who serve our HOA in various capacities. Their efforts help make our neighborhood a great place to live.

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

– Frank King, Ridge II HOA President



TABLE OF CONTENTS

Your Board At Work	Page 2	Amendments To Covenants	Page 3
2014 Dues & Budget	Page 2	Annual Elections	Page 3
Annual HOA Meeting Notice	Page 2	ByLaw Revisions	Page 3
Invoices For HOA Dues On The Way	Page 2	HOA Board Contact Info	Page 4

Want To Advertise Your Business?
Discounts Available To Homeowners. Contact the Editor - info located on 4th page.

The Ridge II At Willow Creek HOA, Inc.
PO BOX 116
SAN MARCOS TX 78667-0116
HOA Community Newsletter

Your Board At Work

The Ridge II HOA Board met on October 17, 2013 at the home of Frank & Marijo King. Committee reports were provided and the following issues were discussed:

- a. Resident Comment Period: No residents attended.
- b. Architectural Committee: Reported very little activity in the past few months with only one inquiry regarding the construction of a pool. It was noted that some residents had expressed a dislike for the Astroturf that had been used in the landscaping of a new residence. Since our covenants and bylaws do not address the use of artificial landscaping materials, our HOA cannot prohibit the use of Astroturf.
- c. Landscape Committee: Reported that the modifying of landscaping had not been completed due to drought conditions. The board approved annual checks to be performed on all infrastructures (sprinkler systems, fences, and lighting). Don Wallace informed the Board that he would be unable to continue as a member of this committee.
- d. Summary of 2013 actual income and expenses - the complete report will be provided at the annual meeting.
- e. Budget for 2014 was approved and dues for 2014 will remain at \$175 per lot.
- f. Board will seek nominations from residents for the 2014 board positions to be filled at the annual meeting.
- g. Amendments to the covenants were approved (see article on page 3 for a complete report).
- h. Changes to Bylaws: Bylaws will be updated to incorporate the amendments to covenants and other suggested revisions.

Dues & Budget For 2014

The Board voted for no increase of the membership dues for the 2014 year. For the third year in a row, the annual assessment will remain at \$175 PER LOT. The budget shows projected income and expenses for 2014. The Board is hopeful that the dues allow the HOA, not only to cover projected expenses for 2014, but to come in under budget on some items so we can continue to build our cash reserve for unexpected expenses (e.g., water & electricity rate increases, lawn & maintenance fees, legal expenses, etc.).

The following budget (our projected income & expenses) for 2014 was approved by the HOA Board at the October 17th board meeting.

Projected Income for 2014	
Dues (87 lots x \$175)	\$15,225.00
Interest & Judgment Repayment	50.00
Resale/Transfer Fees	150.00
Late Fees	100.00
Newsletter Advertisements	600.00
Total Income:	\$16,125.00
Projected Expenses for 2014	
Lawn Care for Entrances	\$ 5,400.00
Electric Bills	2,400.00
Water Bills	2,000.00
Maintenance	2,300.00
D&O Insurance	1,300.00
Postage & PO Box Rental	250.00
Newsletter Printing & Mailing	600.00
Secretary-Treasurer Reimbursements	1,200.00
Legal	500.00
Annual Meeting	175.00
Total Expenses	\$16,125.00

MEETING NOTICE

Annual Ridge II HOA General Meeting

The annual meeting of the Ridge II HOA will be held at 6pm on Thursday, January 16, 2014 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 2014 (see article on page 3 showing the duties for each open position and how to place your name on the ballot).

Vice President • Secretary • Treasurer
Section 11 Representative • Landscape Committee
Architectural Committee

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

The tentative agenda for the January 2014 general meeting will be distributed via emailed (our primary means of communication with residents) at least 10 days prior to the meeting.

Invoices For HOA Dues On The Way

Invoices will be mailed in late December for your 2014 annual mandatory 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.



YOUR VOTE COUNTS!

Amendments to Covenants & Deed Restrictions

In early August, three amendments to the deed restrictions covering the 87 lots included in "The Ridge II HOA" were presented to the property owners for a vote. Ballots were mailed to each lot owner for their approval or disapproval. A total of 77 ballots were returned which translates to a return rate of 88.51%. State statues require that 67% of property owners must approve any changes to the covenants.

At the October 17, 2013 meeting of The Ridge II HOA board, the changes to the amendments were unanimously approved and the amendments were officially recorded in the public records at the Hays County Clerk's office on October 22, 2013.

AMENDMENT #1

FOR	66 or 75.87%
AGAINST	10 or 11.49%
ABSTAIN	1 or 1.15%
NOT RETURNED	10 or 11.49%

#1 In the event that an owner of any lot shall fail to maintain the lot in a neat, orderly manner, clear of weeds, brush and other unsightly growth within 20 feet of any street curb and in such a condition as to present an attractive appearance, the Association shall have the right, acting through its agents, to enter upon the lot and to repair, clear, maintain and restore the lot at the expense of the owner, without liability to the owner for damage in trespass or otherwise. Owners will be notified by the Association at least 30 days prior to any such action so that they can correct the situation prior to any such action by the Association.

AMENDMENT #2

FOR	65 or 74.72%
AGAINST	12 or 13.79%
ABSTAIN	0 or 0.0%
NOT RETURNED	10 or 11.49%

#2 No house or other structure (new or currently under construction) may remain unfinished for more than 18 months after the slab has been commenced. Finished is defined as receiving a City of San Marcos completion certificate. Any structure not in compliance will be charged a monthly fee of \$1,000.00 payable to the Association until construction is completed. The effective date for any unfinished structures shall be 18 months from approval of this restriction.

AMENDMENT #3

FOR	72 or 82.76%
AGAINST	5 or 5.75%
ABSTAIN	0 or 0.0%
NOT RETURNED	10 or 11.49%

#3 No sign shall be erected on any lot that exceeds 4 feet by 4 feet (16 square feet) in size. All political signs must be removed in compliance with applicable local regulations at the completion of an election cycle.

BYLAW REVISIONS

At the October board meeting, several changes were identified that the Board feels the need to be incorporated into our operating document. Work has been started on these revisions which include incorporating the recent amendments to our deed restrictions, adding attendance requirement for board members, making the immediate past president a member of the board for one year after finishing term of office, revising items that need additional clarification, and correcting a couple of typos. These bylaw revisions will be discussed further at the annual meeting.



VOLUNTEERS NEEDED!

We have several positions on our Ridge II HOA board with terms expiring at the end of the year. Elections will be held at the general membership meeting on January 16th.

- in placing your name on the ballot, please send your information to President, Frank King or Secretary, Carol Short.
- Vice President (2 year term)
Acts in place of the president in the event of their absence,
 - Secretary (2 year term)
Record the votes and keep the minutes of all meetings and keeps all membership records.
 - Treasurer (2 year term)
Safe keeps funds of the association & performs bookkeeping.

- Section 11 Representative (3 year term)
Must reside in Section 11. Section representatives insure that there is representation from all areas of the HOA.
- Landscape Committee (1 year term)
Coordinate the landscaping of entrances and the maintenance of the infrastructure (lights, fences, sprinkler systems, etc.).
- Architectural Committee (1 year term)
Responsible for the approval of plans and specifications for both new construction and additions to existing structures & property.



Keeping Willow Creek Homes Clean For Over 10 Years.

References Available
512.757.4480