

Willow Creek News & Views

May 2018

A publication of



WCHOA ~ Willow Creek Homeowners Association, Inc.

"Deed Restricted Single-Family Neighborhood" — www.wchoatx.com

P.O. Box 1883, San Marcos, TX 78667-1883

wchoa99@gmail.com

NEWSLETTER EDITORS: WCHOA Board

Director:	Marianne Moore	marimoore2001@yahoo.com
Director:	Gordon Love	glove266@hotmail.com
Director:	Fred Davis	fdavis0880@gmail.com
President:	Becky Dobbins	lizdobbins@rocketmail.com
Vice President:	Debbie Harvey	topcooker@gmail.com
Secretary:	Jon Leonard	jleonard.or.leonard@gmail.com
Treasurer:	Carol Short	cshort101@gmail.com

Message from the President

They're Back!

We have noticed many new fawns in the neighborhood. The season is generally from April through June although births later in the summer can happen. Each doe may have one to three fawns with two being the average. A doe will seek a quiet place for birthing and will then leave the fawns alone for a period of time. Do not touch or move them. The fawns are not abandoned and will become mobile shortly.

Drive carefully at all times since it takes a few weeks for the fawns to become "traffic-savvy." These little ones will jump right into or onto your car or truck. If you hit one of them, or a larger deer, please call animal control immediately.

Please, please do not feed the deer. Deer corn is "candy" and will cause a very unpleasant, painful death for the animal. Did you know that deer corn can cause death within 72 hours—possibly caused by acute acidosis or enterotoxemia? And while the vultures may appreciate more meals, the sight of vultures feasting in your yard may be overwhelming. So, if you love animals please do not feed the deer.

Other critters seem to be "back" too, especially scorpions. I don't know about you, but I'd be very happy if I never saw a scorpion again. Many of our local critters help keep the scorpion population down—but be on the look-out for them at all times at this time of year, especially from now through the fall. A good rule of thumb is to never put your hands in first when emptying out a waste paper basket. Another favorite scorpion

hiding place is under pet food or water dishes. Be smart: it's always a wise move to shake out shoes/boots before use or shake out any item that's been on the floor or back porch.

Ants, big and small, love our yards and plants. I use self-rising or regular corn meal (a very low-cost item at any store) and sprinkle it liberally on ant trails and on (or around) the mounds. The ants will ingest it and be gone within 24 to 48 hours. It works quickly and lasts until the next rain. I leave the spiders alone since they feast on many types of pests.

Call Or Text For A FREE Quote

512-699-7729



Stay Within Your Deed Restrictions and Covenants:

We strongly recommend you stay within your deed restrictions and covenants since many of the violations we are seeing can cause not only problems with your neighbors but also interaction with city or county officials.

1. Do not allow parking on your lawns.
2. Do not allow recreational vehicles to part on the street or in front of your property. Most lot restrictions ban them completely.

3. Do not allow anyone to block your mailbox. Street numbers are on the boxes/posts and must be seen easily by any emergency vehicles entering the area. Make it easy for emergency responders to find and verify the address quickly. GPS does not do everything.

4. **Do not build anything outside without contacting the Architectural control committee first.** This includes houses, sheds, fences, garages, pools, etc. Some years ago we had someone install a fence that did not meet the neighborhood requirements. The property owner had to paint the entire fence, 600 feet long, and plant red tip bushes/trees around the perimeter. Today, this is one of the most beautiful corner lots in the HOA. The architectural committee will work with you to meet the requirements. Ask first! It's easier to do it right the first time!

5. Be mindful that people enter our beautiful neighborhood to walk, jog, and cycle. Some of them do not live here and think that the streets have little traffic. As the density increases around us, even more people will use our streets for recreation. Cyclists use our rolling hills for training. Few of them wear bright yellow reflectance safety clothing so it's easy to not see them in enough time to avoid a tragic accident. Watch out for them every day, day or night. And those "no through traffic" signs are a magnet for recreational users so don't expect them to stay off your street!

6. Keep those pool areas safe from children and critters. Keep your fences locked and make sure that children do not have access without adult supervision. For those of you who do have pools, you already know pools are expensive to maintain and need constant

attention. Mold and fungus can grow quickly if the correct chemical balance isn't achieved. While some mold isn't "bad" for



humans, white water mold for example, it can ruin pool equipment, often clogging drains, and creating a "shredded tissue paper" effect in the pool.

7. We've noticed that many of you have devoted extra time and attention to your yards. Thank you. Good yard maintenance adds value to your lot and to the entire neighborhood. And if you are redoing some of

your yard areas, be sure to note that 6 inches of top soil is required before you create a new oasis. And if you

are planting new trees or shrubs, you'll probably need a jackhammer to dig deep and wide enough holes for the root balls. If you use native "don't need much water" plants, chances of survival increase. Don't forget that water is still a precious commodity in this area and the water bill may be shockingly high if you are doing new plantings of any type.



Annual Membership Meeting:

Last and most importantly: The WCHOA Annual Meeting is almost here! June 3, from 3 to 5 pm at the San Marcos Police Department training room on the I-35 access road. Sign up is at 2:30 p.m. We look forward to seeing you at this special event. If you have any issues to discuss, please let us know in advance and we'll add to the agenda. Most of the concerns we receive are about recreational vehicles, barking dogs, fences, sheds, garages, and abandoned properties. We'll have door prizes and snacks to enjoy too.

The annual meeting's agenda is posted on our website and will include the election of officers. If you are interested in volunteering to help the neighborhood, please contact the WCHOA. We are a small group of dedicated volunteers who need your help. We'd be delighted if you'd like to run for office!

If you are unable to attend our meeting, please take the time to send us a proxy which will only be valid for this year's annual membership meeting. We must have a quorum present (or proxies) from at least 10% of our members—that's 10% of all lot owners—not just body count of those in attendance. Go to our website to [get a copy of the proxy form](#), complete it, and give it to a person who will be attending the meeting (or leave the designee blank and let the president vote for you). Instructions are included on the proxy form.

Hope to see you at the annual meeting on June 3.

Thanks!

Becky Dobbins—your president

WILLOW CREEK HOA

ANNUAL MEMBERSHIP MEETING

Sunday June 3, 2018

2:30-3:00 pm – Registration & Refreshments

3:00 pm – Meeting Begins

Community Room

San Marcos Police Department

2300 South IH-35

Take the access road south of Wonder World Drive
(just down from the Candlewood Suites)

Please join us!

***We appreciate your interest, value your input and
it's a great way to meet your neighbors.***

Refreshments

Non-alcoholic beverages

Door prizes