

Willow Creek News & Views

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A publication of



WCHOA ~ Willow Creek Homeowners Association, Inc.

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

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Annual Membership Meeting Review:

Greetings! We thank those who attended our annual meeting on June 3, and also those who gave us their proxies to make sure we had a quorum. Here's a review of the meeting for you to enjoy.

We met at the San Marcos Police Department auditorium. The business meeting started at 3:10 p.m., with opening remarks by our Secretary, Jon Leonard, who thanked everyone for being there and acknowledged the dedication and hard work of the HOA volunteers. We then conducted a review of the minutes and comments from the previous annual meetings. Carol Short, our Treasurer, gave her report and noted that even if the HOA is in good shape, we needed additional focus on collecting dues for 2018. The best way to keep that "good shape" status is prompt payment of the \$20 annual dues payment.

Director Marianne Moore reported on this year's big events: Neighborhood Night Out, the Holiday Decorating contest, and the recent Garage Sale. We appreciate the neighborhood support for these events, it helps us to build and strengthen our sense of community.

Director Gordy Love discussed the numerous architectural requests/issues that came our way during the past year. As information, we averaged two requests a week for improvements and projects, including new pools, sheds, fences, home additions, review of new-home blueprints, and driveway modifications. Marianne noted we continue to receive

inquiries, and architectural approval requests from other nearby neighborhoods that are not part of the Willow Creek HOA. She explained that these individuals are referred to the correct points of contact for their subdivisions. We appreciate the ongoing efforts of our three directors: Gordy Love, Marianne Moore, and Fred Davis in effectively managing the increasingly busy, interesting, extremely sensitive and important work of the Architectural Control Committee

Carol Short also gave an update on our Communications activities. The WCHOATX.com website continues to be updated with the latest features so it's look, feel, and functionality, support the needs of the Willow Creek community. Our website accepts advertising from local businesses and services. This revenue helps offset the costs of professionally maintaining our website.

At the annual meeting, attendees also elected our board and officers for the coming year.

Directors Fred Davis, Gordy Love, and Marianne Moore were reelected and joined by Becky

Dobbins as president, Debbie Harvey as vice president, Carol Short as treasurer, and Jon Leonard as secretary. All were elected by acclamation, as there were no other nominees for these positions.



President Becky Dobbins offered a brief word of thanks, a review of ongoing issues and future plans, discussion of issues raised by individuals who were unable to attend, as well as recognition of individuals who contributed to the organization's success over the last year.

Door prizes of gift cards for Cody's Bistro and Subway, along with wine from Hye Meadows, Duchman, and Driftwood wineries were awarded to lucky ticketholders.

The meeting was adjourned at 4:24 p.m. See you at Neighborhood Night Out in October!



SAFETY:

The basic speed limit on streets in Willow Creek Estates is 30 MPH unless otherwise posted—but there are some streets where it is 25 MPH. And don't forget that in school zones (when the yellow light is flashing) the speed limit is 20 MPH.

It's a good idea to drive slowly through our area since many people view it as a "beautiful park with streets." Make sure that pedestrians, dog walkers and cyclists see you as you drive by. Make eye contact so that they see you and so you can acknowledge their presence. A special thank you to our neighbor Jeff Sones who is helping us keep the traffic "calmer."

NEWS YOU CAN USE:

SMTX Connect and SMTXdevcode are great ways to help our neighborhood and surrounding areas stay beautiful and safe, and to get a "heads up" on zoning proposals that can affect our neighborhood and city.

SMTX Connect is a helpful civic engagement tool to stay in touch with the City of San Marcos. This mobile application offers a simple way to submit

issues, request services, and comment to the City. Service requests can range from potholes, missing or damaged traffic and street signs, graffiti, burned out street lights, animal issues, noise, nonemergency police matters, and other issues that fall within the city's maintenance purview. The city will respond quickly and efficiently, and you can track the progress of your requests on the city website or mobile app. You can also contact your city government representatives, see what's happening on the city calendar, and learn about city events. Just type "SMTXConnect" into your phone's browser to begin downloading this helpful, free app.

But remember, SMTXConnect is not an emergency hotline. If you're experiencing a police, fire, or health emergency, please dial 911.

Want to hear about new zoning requests that could affect our neighborhood and city? Go to www.sanmarcostx.gov/zoninglaert on the city's website and sign up. There are other types of notifications available, too. Interested in reviewing the new city code? You can find the newly adopted city code at www.sanmarcostx.gov/SMTXdevcode. The document can be viewed easily online or downloaded.

OAK WILT:

Our beautiful oak trees are at risk of oak wilt and require special care. One of the best ways to avoid oak wilt is to avoid pruning during the spring (currently defined as February 1 through June 1, for purposes of oak pruning in Texas). Once oak wilt starts, it can spread through two pathways: underground through root systems or above ground, through spores which travel from tree to tree via insects. Generally, infected Texas oaks will succumb within one to six months. The leaf veins turn yellow and then the leaves turn brown. There are other oak trees diseases which look like oak wilt so contact an arborist before taking action. A good source of information about oak wilt in Texas is texasoakwilt.org.

EXCESS HUMAN OR PET MEDS:

Don't forget about the "drop box" at San Marcos Police Department for unused or excess human or pet medications. The lobby is open 24/7 and is monitored with cameras. For more information, go to <https://www.sanmarcostx.gov/360/Prescription-Drug-Drop-Off>.

POLICE ACTIVITY:

There are common sense ways to reduce your risk of vehicle break-ins and yard invasions. If your home is completely obscured from the street, the likelihood of anyone seeing intruders on your lot is slim. Visibility helps, so properly placed lighting can reduce risk. A lone light bulb probably is not enough to discourage intruders. And your vehicles can become attractive targets for crooks if not locked, with windows closed, and, preferably, parked inside your garages, with the garage door closed. Common sense? Yes. But sometimes we're in a hurry or we're going back out again in a little while, so we don't always take the precautions we should.

You should never leave valuable items inside your vehicles – and certainly never in sight of anyone who may see them from outside your vehicle. Most vehicle break-ins we experience in our community seem to be crimes of opportunity: unlocked doors or open windows. Many just result in rifled glove compartments or console storage areas. But why take the chance? And if you see something suspicious, contact the police or sheriff's department immediately. Slow-moving vehicles circling through the neighborhood could indicate a lost or confused driver or it could be an indication of a crook casing potential break-in locations. Be vigilant!

GARAGE SALES:

We've had a request to consider adding a second Garage Sale in the fall so that we have two a year. We are looking for one or two volunteers to help set this up. Please contact WCHOA99@gmail.com: give your name, email, and phone number. Please put "Assist with Garage Sale" in the subject line. These can be profitable experiences since we advertise our annual garage sale widely.

HOMES FOR SALE:

Our WCHOA has had about two dozen home sales in the last year. Our neighborhood is beautiful and people want to move into a well-kept, lovely area. That word—lovely—describes Willow Creek Estates perfectly. The value of your home is enhanced by a well-kept yard and those special touches many of our homeowners have added. The word is out: move to Willow Creek Estates and enjoy a good quality of life. Let's work together to keep it special!!

LOT RESTRICTIONS:

Each section of Willow Creek Estates has slightly different restrictions governing items such as fences, parked vehicles, and other construction. Don't assume that parking a recreational vehicle on your lot is OK. Check your restrictions on WCHOATX.com first or contact one of our directors. There is one universal mandate throughout our subdivision: this is a single-family residence HOA. We seldom have violations of this mandate and it's something we monitor closely. Room rentals are not allowed, either. In addition, the City of San Marcos has fairly tight restriction codes that also help keep the integrity of the neighborhood intact. And please be considerate of your neighbors. Some of the contacts and questions we receive from residents involve property owners' trash, recycling, or yard waste bins on the curb for several days following collection.



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DUES – DUES – DUES PROMO:

Help us save postage by paying your dues online through our website WCHOATX.com. It is only \$20 for a year and you can pay on line with your credit card via PayPal. What's even better? Paying two years at one time! Many of you pay at Neighborhood Night Out, but why wait? If you pay 2018 and 2019 within the next two months (pay two years at the same time), we'll put your name in a drawing for a gift card. And if you pay three years (\$60), your name will be put in twice. So please join this promo and pay by August 31 for a chance to win a gift card! If your name is drawn, the gift card will be personally delivered by a happy board member.

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SOMETHING SPECIAL:

We've received information from our County Commissioner, Precinct 3, Lon Shell, about improvements to the intersection of Hunter Road and Wonder World Drive.

Project Scope:

- The objective of Wonder World Drive/Hunter Road intersection improvements project is to make the intersection safer for pedestrians as well as cyclists by constructing islands and introducing intersection treatment for cyclists (FHWA Separated Bike Lane Planning and Design Guide).
- The proposed project consists of adding three pedestrian refuge islands, bicycle accommodations via multi-use paths at each corner of the intersection, updated signing and striping at the intersection. The proposed improvements would transition into the existing facility at each corner of the intersection. No additional right-of-way would be required to accommodate the proposed facility.

- The purpose of the proposed project is to enhance safety and mobility in the project area without widening either Wonder World Drive or Hunter Road. The proposed refuge islands would shorten pedestrian travel time through the intersection and the multi-use paths at each corner would enhance bicyclist safety. The proposed improvements will be coordinated with the Texas Department of Transportation.

Project Schedule:

- Preliminary Phase: Completed
- Design Phase Completion Date: October 2018
- Bid Phase Completion Date: January 2019
- Construction Phase Completion Date: May 2019.

SUBSCRIBE:

WCHOA has updated the way we communicate with our Willow Creek residents. If you are not currently receiving emails from WCHOA, go to our website <https://wchoatx.com/> and select "Subscribe" to enter your information. We encourage all family members to subscribe. Please note that if you are currently receiving emails from WCHOA, you may already be subscribed to this new service.

Email subscribers will receive notifications when there are new posts or events for our Willow Creek community. To subscribe to our emails, you must submit an address within Willow Creek Estates. If you have a question and/or other comment about this new service, you may contact WCHOA via the "[Contact Us](#)" page on our website or email us at wchoa99@gmail.com.

Your contact information is secure and will not be stored on our website.

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