

# Willow Creek News & Views

Fall 2018

A publication of



**WCHOA ~ Willow Creek Homeowners Association, Inc.**

"Deed Restricted Single-Family Neighborhood" — [www.wchoatx.com](http://www.wchoatx.com)

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## President's Message:

Fall is almost here and so is Neighborhood Night Out (NNO)! You are invited to NNO Tuesday evening, October 2 starting at 5:30 pm. in the parking lot of Dick's Classic Car Garage at the corner of Hunter Road and Stagecoach Trail. Join us for this amazing annual event. Meet your local emergency responders!!



Enjoy Hotdogs! Chips! Cookies! Tootsie Roll Pops! There will be door prizes too so please join us for this special annual event. It's exciting and fun...And please don't forget to bring your \$20 (cash or check) to pay your annual dues if you have not paid already. And if you pay for more than one year, you'll receive an extra door prize coupon! So, join us for NNO. Hours are 5:30 until 7:30 pm. The rain date is Thursday, October 4 just in case!!!

Recently, due to the dryness, there appears to be an influx of snakes, scorpions, and many four-legged critters we might not normally see. Reports of rattlesnakes and garter snakes abound. We'd appreciate it if you'd watch out for them. Garter snakes are black with green strips and can be easily spotted. They are not poisonous, but they do bite. Rattlesnakes on the other hand are poisonous and hard to spot. They blend right in and you might end up with a nasty bite if you don't keep a watchful eye. Pets are intrigued by snakes and think it is great fun to "play with them." It is wise to keep emergency veterinarian numbers at hand just in case your pet gets bitten. I've watched both cats and dogs try to outwit snakes and the snake often wins. And please remember that if you get between your pet and an upset, angry snake, you may get bitten instead. Here is a link on poisonous snakes in Texas—and yes, these snakes have been found in Willow Creek Estates:

<https://tpwd.texas.gov/education/resources/texas-junior-naturalists/be-nature-safe/venomous-snake-safety>.

Be sure to shake out your clothes and shoes carefully to avoid a scorpion sting. These critters tend to hide in dark places: the bottoms of trash cans, shoes, folded clothes, or stacks of paper. I found one in my backpack two years ago and it was a big one (it seemed monster-sized to me even though it was only 4 inches or so). If you get stung, there are numerous web sites that give advice. Here's one:

[https://www.emedicinehealth.com/wilderness\\_scorpion\\_sting/article\\_em.htm](https://www.emedicinehealth.com/wilderness_scorpion_sting/article_em.htm). The stings are painful and memorable.

We have a local bobcat or two that visit regularly since there are so many deer in the neighborhood. The bobcats are more interested in the deer than your pets but be aware that household pets need to be watched lest they become a target. For those of you who feed the deer: the deer become part of the buffet



menu for the bobcats so please remember that the more deer you have in your yard, the more your yard flashes the “Welcome Bobcats” sign. Be sure to take pictures of the paw prints so when you contact animal control you can prove that yes, it is a real bobcat. Or if you have a motion camera in the yard, use the photos to prove that a bobcat stopped by for dinner. There are animal rescue groups which relocate bobcats to areas with lower human populations. But as long as we have deer the odds are high that we will continue to have predators.

See you at NNO!  
Becky Dobbins, Your President

**The Lucky Winners Are:**

In our June newsletter we announced a prize drawing for residents who paid dues for two year or more years. We are pleased to announce the winners:

- First prize: \$15 Starbucks gift card goes to Diana Mays
- Second prize: \$10 Starbucks gift card goes to Richard McBride

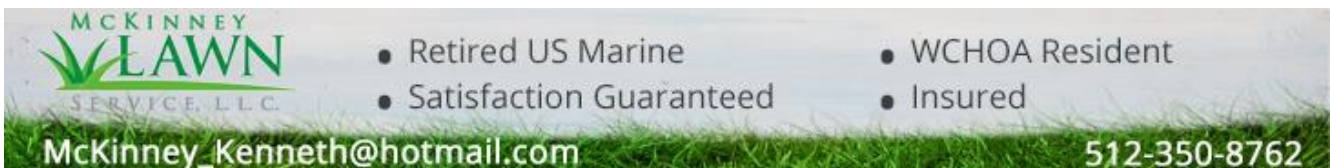
Thanks to all who participated in this contest!

**Deed Restrictions:**

We have strict guidelines for deed restrictions based on which section you may reside in. We have discussed these restrictions with both the city and county officials to help facilitate the local conversations which must be held with our architectural control committee. These rules must be adhered to or legal activity will be invoked. The architectural committee is always available to discuss your plans and review the blueprints. The committee is composed of volunteers who have extensive experience of the neighborhood and understand construction challenges. Please contact them immediately (any of the directors) and they will help you navigate successfully.

Some tips which may help you decide to build or expand or change an outbuilding or install a pool:

- Be conscious of the extra costs which may be involved: Back flow valves, testing and annual reviews are required for pools. It costs extra \$\$\$ to build when there is nearly solid limestone beneath your property. Even installing a fence requires difficult, costly digging. Estimates are just that—so be sure to have the estimator identify the additional costs related to limestone.
- Be aware of the deed restrictions for building materials and placement: there are set-back requirements and other requirements for materials which may not be identified in your budget estimates. Be sure you tell the estimator the requirements for materials, so the contractor can properly cost out the proposed work.
- Do not ask the contractor to violate the deed restrictions: This could result in legal costs for you and the contractor if the contractor builds something that has not been reviewed and approved by the architectural committee.
- Acquire multiple bids. If a bid is low, examine it carefully since something may not be included that you thought should be within the cost estimate. If a bid is high, examine it to determine how the bidder developed the costs. It’s possible that both the low bid and the high bid reflect the same project but through different lenses. You need to see it through their eyes.
- Plan on spending about 35% more than expected. Plan for the unexpected and you’ll be prepared. Do your research so you’ll be happy with the end results. Adding value to your property and the neighborhood is good for everyone!



## Want to Place an Ad?

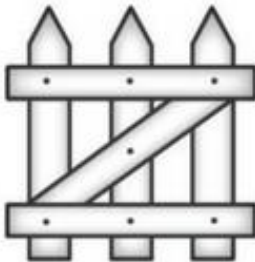
Yes, we have ads (both on our website and newsletters) and people read them. Most importantly, our residents use the ads to schedule work or repairs. Contact Carol at wchoa99@gmail for additional information.

## Vote Early. Vote by Mail. Vote on Election Day:

But not all three, just one, please.

Election Day is coming up fast, this year it's on Tuesday, November 6.

- At the federal level, we'll be voting for a United States Senator and a member of the United House of Representatives.
- At the state level, we'll be voting for Governor; Lieutenant Governor; Attorney General; Comptroller of Public Accounts; Agriculture, General Land Office, and Railroad Commissioners; State Senator; State Representative; and many judicial positions, including Judges for the District Courts that serve Hays County.
- At the county level, we'll be voting for Criminal District Attorney, County Judge, two County Court-at-Law Judges, District Clerk, County Clerk, County Treasurer, County Surveyor, Precinct 3 County Commissioner, and Justice of the Peace. If you live within the San Marcos city limits, your ballot will also include candidates for Mayor and three City Council seats.



**3Z REALTY**

**866.999.3349 | 2706 Hunter Rd.**

The Willow Creek area consistently produces one of the highest voter turnout rates in Hays County. We know how important the vote is and we make every effort to have our voice be heard, whether we vote by mail, take advantage of early voting, or vote on election day. There's no better way than voting to signal to our elected officials—and would-be elected officials—that our voices are the voices that they need to be listening to.

Here's some important information about the elections:

- **Voter Registration**—If you're not already registered to vote, the last day to register is Tuesday, October 9. Click here to obtain an [application to register to vote](#). You can also register to vote at the Willow Creek Homeowners Association's National Night Out on October 2, at Dick's Classic Car Garage. Registration is completely nonpartisan and your application will be shared only with the Hays County Elections Office.
- **Vote by Mail**—65 or over? Disabled? Plan to be out of Hays county during this year's election period? If so, you might want to consider voting by mail. The last day to apply for a mail ballot is Friday, October 26. If you vote by mail, please be sure to complete mail your ballot in plenty of time for it to be received and counted. Click here for a [ballot by mail application](#).

We have been part of the Willow Creek family for 30 years! *Call Now* 512-392-0022

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- **Early Voting**—Early voting begins on Monday, October 22, and ends on Friday, November 2. The nearest early voting location is the Hays County Government Center, at 712 S. Stagecoach Trail, which will be open every day throughout the early-voting period. In addition, during the early-voting period, you may vote at any early-voting location in Hays County. Click here for the [schedule and location of all early voting locations](#).
- **Election Day Voting**—Election Day is Tuesday, November 6, and polls will be open from 7 am to 7 pm. If you vote on Election Day, you may vote *only* at the polling place for your election precinct. For Willow Creek Estates, our voting precinct is 315 and our voting location is the First Baptist Church at 325 W. McCarty Lane.
- **Voter ID**—When voting in person, Texas law requires that you present one of seven approved forms of photo ID. These include:
  - Texas Driver License issued by the Texas Department of Public Safety (DPS);
  - Texas Personal Identification Card issued by DPS;
  - Texas Election Identification Certificate issued by DPS;
  - Texas Handgun License issued by DPS;
  - United States Military Identification Card containing the person’s photograph;
  - United States Citizenship Certificate containing the person’s photograph;
  - United States Passport (book or card).

If you do not possess and cannot reasonably obtain one of these IDs, you may fill out a declaration at the polls describing a reasonable impediment to obtaining it, and show a copy or original of one of the following supporting forms of ID:

- A government document that shows your name and address, including your voter registration certificate (the current certificate is yellow);
- Current utility bill;
- Bank statement;
- Government check;
- Paycheck; or
  - A certified domestic (from a U.S. state or territory) birth certificate, or
  - A document confirming birth admissible in a court of law which establishes your identity (which may include a foreign birth document).

If you have any questions regarding the status of your registration or any other election-related issue, you can call the Hays County Election Office at 512-393-7310. The folks there would be happy to help.



### **Neighborhood Design:**

Are you interested in helping the city design areas in the neighborhoods? The purpose of the Small Area Plan Program is to ensure neighborhoods “retain their existing character and follow development and redevelopment patterns desired by the residents.” For more information, go to this link and do the survey. You do not have to give your specific address.

<https://www.sanmarcostx.gov/1607/Small-Area-Plan-Program>

### **Volunteers:**

Interested in helping the neighborhood by volunteering your time? Please contact one of the directors and we’ll discuss with you how to help us at NNO or the garage sale.

# WCHOA

National Night Out

Tuesday, Oct 2

Dicks Classic Car Garage  
Parking lot

5:30 - 7:30 pm

Food & Drinks Provided

Bring the Family

Bring Lawn Chairs  
(if you want to sit)

Meet Your Neighbors

And...**DOOR PRIZES!**

NOTE: Alternate Rain Date: Thursday, October 4