

Willow Creek News & Views

Spring 2019

A publication of



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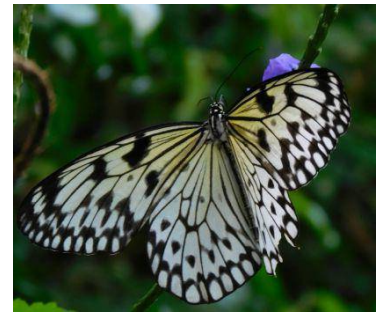
Message from Our WCHOA President:

Hello everyone. We hope you all had a great holiday season and are settling in to welcome Spring. It's been a cold, wet, winter so far with some warm days filled with moisture. So, most of us are ready for a great Spring!

During the past several weeks we have spent several hours doing HOA determinations on architectural requests for new garages or larger "barn-like" building structures for recreational vehicles. If your section allows recreational vehicles on the lot, most sections require a garage of adequate size to cover the vehicle.

There are various restrictions based on which section the lot is located. If a homeowner wishes to build a garage of adequate size to house the recreational vehicle, please send a request to the architectural committee. One of our three directors (Marianne Moore, Gordy Love or Frederick Davis) will review the request and respond quickly.

We recently had an inquiry for Section 10-A to house a recreational vehicle which has a different set of requirements. Fortunately, the realtor contacted the HOA to be sure the requirements are clearly understood before the prospective buyer makes a mistake. The two most recent complaints by neighbors were for an Airstream on Tate and a "NO-BO" on Handler Hollow--reported as being in violation of the restrictions. Please note that Sections 6 through 12 do not allow recreational vehicles to be parked in driveways longer than 72 hours. For a quick one pager of what the restrictions are please go to the [WCHOA web page](#). **One common mandate throughout the HOA is that at no time may vehicles be used for residential purposes on any lot. There are no exceptions.**



Another constant is people are dumping rubbish throughout Willow Creek Estates. If you see someone dumping trash on your property or a lot next-door, please report it. If everyone paid their annual \$20 dues, the HOA would be able to afford to hire someone to pick up trash and have it disposed of properly. Right now the officers are picking up trash throughout the HOA when time permits. We also acknowledge Tom Conley who is a great help to us in keeping our neighborhood attractive.

These are the areas most commonly used as a dump: behind the Reimer Willow Creek Estates sign where we've found drug paraphernalia and many empty liquor containers; lots along Rolling Oaks; and lots near Snyder Hill.

Thanks and let's all have a great Spring!

—Becky Dobbins, WCHOA President

Neighborhood Garage Sale - April 5-6

Our Neighborhood Spring Garage Sale is rapidly approaching. The dates are Friday + Saturday, April 5th and 6th. Clean out your closets and garage and make some money, too. Antiques, tools, fishing gear and household goods are always popular.

We advertise in the Daily Record and Craig's List, and post it on our WCHOA website. Additionally, we post flyers at three entrances with sale locations, hours, items and a map.

To be included on the flyer, email us at wchoa99@gmail.com with "Garage Sale" as the subject. We need your name, address, days (Fri, Sat or both), hours, and types of items for sale. Deadline for submission is Sunday, March 31st.

Our sales are heavily attended, weather permitting. We look forward to another successful Annual Garage Sale!



Setbacks and Lots:

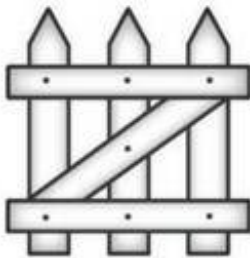
Please note there are setback lines for construction or improvements identified on the recorded plat of the subdivision. In addition, NO lot can be subdivided or re-subdivided unless approved by the Architectural Control Committee. Portions of the Willow Creek Estates are under more restrictive requirements since the lots are in two HOAs. Neighbors move to Willow Creek Estates with an expectation that the rules will be followed by everyone. If you have questions or need help interpreting the restrictions, please contact one of our WCHOA directors.

Barking Dogs:

Looking for tips to help reduce barking dog noise? Here are some excellent tips from the City of San Marcos website: <https://sanmarcostx.gov/DocumentCenter/View/76/Solving-Barking-Problems-PDF>.

Annual Dues:

At \$20 a year we are the best deal in town. Your board consists of unpaid volunteers who manage the **budget with tight hands**. **If we received dues from everyone, we could hire students from Texas State** to help with sign maintenance and trash clean-up. So, please help us out. Your \$20 pays for the Annual Garage Sale, the Annual Meeting, Neighborhood Night Out, the holiday lighting contest, and updating our WCHOA website. Thank you in advance.



3Z REALTY

866.999.3349 | 2706 Hunter Rd.

Payments Accepted:



[Secure online dues payment](#) is available on our website and you will not be charged a fee for using this service. As you probably know, when you use PayPal our HOA will not have access to nor will we store any of your personal financial information on our site. HOA DUES ARE PAYABLE IN JANUARY but we will accept your payment any time during the year. It's easy! Just go to the WCHOA website, select "[Pay Dues](#)" and pay your annual \$20 membership dues. You may still pay by check. Mail to WCHOA, PO Box 1883, San Marcos, TX 78667-1883.

Hitting Deer:

If you hit a deer, please contact Animal Control Services so they can come and put the animal out of its misery. They arrive promptly depending on the time of day and will also remove the carcass. One way to not hit a

deer is to assume that deer are always in the street or Ohighly likely to run into the street exactly at the same time you are there. One other benefit of avoiding deer is that the vehicle won't need special repairs after a collision.

Please watch out for the critters! Note that if you must do blood clean-up on your lot, do it promptly since the odor is very intense and will not dissipate easily. The Animal Control phone number for the City of San Marcos is 512-805-2655; Hays County is 512-393-7896. Please notify them of deceased animals, or any animal that appears sick or injured.

As we've stated many times, if you feed the deer corn, please stop. Corn will also attract feral hogs and those critters will tear up your yard quickly and leave a huge mess—they love to "root" and leave 3-foot holes. For information about feral hogs:

https://tpwd.texas.gov/huntwild/wild/nuisance/feral_hogs/

Septic Tank Maintenance:

There is an outstanding resource at tceq.texas.gov on suggested maintenance for septic tanks. This site recommends removing the contents every 3 to 5 years (there are a few exceptions). Here is some of the info:

Maintenance—Conventional anaerobic systems need to have the septic tank pumped out to remove the solids and keep the system from backing up. It is recommended that you pump your septic tank every three to five years to prevent short circuiting of the treatment process. Access the [Sludge Transporter Query](#) online to obtain a list of registered sludge transporters in your area.

Aerobic systems are more complex and require more maintenance. Some maintenance may be performed by homeowners for systems using secondary treatment or drip irrigation, and surface application disposal. *Some permitting authorities have adopted more stringent requirements, which may require homeowner training or even prohibit homeowner maintenance. Check with your permitting authority to find out if it has adopted more stringent requirements.*

When disinfection of secondary effluent is required, use a chlorine tablet made from calcium hypochlorite that is certified for wastewater disinfection by EPA. The tablets are very reactive and will kill 99% of the bacteria present in the effluent within 10 minutes. *Follow all warning and precaution statements of the chlorine tablet manufacturer to protect yourself and the system equipment.* **DO NOT USE TABLETS DESIGNED FOR SWIMMING POOL USE AS THESE MAY RELEASE AN EXPLOSIVE GAS CALLED NITROGEN CHLORIDE.**

Additional links: [Information for Homeowners](#) or visit this Web page at TexasEnviroHelp.org.

Roof Maintenance:

TIPS FOR MAINTAINING A ROOF FOR TEXAS

HOMEOWNERS—When it doesn't rain, you cannot tell there is a problem. But when it does rain, oh my oh my! Here are a few tips about what to look for so you can be prepared!

Different types of roofing materials have varying life spans. Asphalt roofs usually last 15 years. Metal, clay, tile and slate roofs will last longer if given proper care. *Discoloration* is the first sign of roof deterioration. Black streaks or spots mean algae has started to grow. If your roof is in a shady area or faces north, this can develop quickly in the exposed areas.

1. Examine the roof for *torn or missing shingles*. If the tiles get cracked or curl, they're easily lifted, ripped or torn off by the wind or a hard Texas storm.





2. Prune or *remove any trees* that are growing over the roof. A broken limb can pierce the roof and invite water damage to the interior.
 3. If you have a *green roof*, you need to check it even more often than a shingle or tile roof. Green roofs require close maintenance.
 4. Look around for *water damage*. The attic is a good place to start, but interior walls can show signs of leaks as well. If these leaks go untreated, the home structure can be damaged too. The leaks can also cause a mold or algae outbreak. Mold can cause allergic reactions.
 5. Remove any debris. .
 6. Texas-sized squirrels and other critters can do plenty of damage to a roof. They usually find a small hole and make it bigger.
 7. And remember that [Severe Texas storms](#) with hail and high winds can literally rip the shingles off any roof, which exposes it to more serious damage.
 8. Please contact one of the directors for assistance who will review the plans for installation of solar panels.
- Thank you in advance!

Interested in the Don't Mess with Texas Trash-Off?

JOIN THE APRIL 6, 2019 DON'T MESS WITH TEXAS[®] TRASH-OFF

The Don't mess with Texas Trash-Off[®] encourages Texans to volunteer and clear Texas roadsides of trash. Millions of pieces of litter accumulate on roadways each year which means we need your help.

The Trash-Off is the single largest one-day cleanup event in the state and serves as the signature event for the [Great American Cleanup](#), the nation's largest community improvement program. The Don't mess with Texas Trash-Off is part of TxDOT's litter prevention program, which includes Don't mess with Texas, Adopt-a-Highway, and a grassroots partnership with Keep Texas Beautiful.

Sign up at www.ktb.org or call 1-800-CLEAN-TX (1-800-253-2689).

WCHOA Annual Meeting June 2, 2019 from 3 to 5 p.m.

Please mark your calendars for the Annual WCHOA meeting at the San Marcos Police Department auditorium on Sunday, June 2 starting at 3:00 p.m. We'll be giving a thorough update on committee activity involving architectural control, communications, and traffic safety. If are not going to be in attendance, please fill out a [proxy form](#) posted on the WCHOA web site and forward to wchoa99@gmail.com or to one of the current board members. It's extremely important we have a quorum for the annual meeting.

Also, if you are interested in any position on the WCHOA Board, please contact us as soon as possible. We will add your name to the ballot prior to the meeting. Nominations can also be taken from the floor. The agenda will be posted on the WCHOA web site in late spring. Door prizes and refreshments will be provided.

