



Eagle Creek Ranch Owners Association

Member Newsletter

October 2017

NOTICE: Our next Business Meeting will be Saturday, October 7, 2017, 10:00 a.m. at the Oak Hills Community Church, 90 Eagle Creek Ranch Blvd.

Directors:

Contact information for the directors and the standing committees is in the adjacent box. If you have a concern or issue you would like to discuss, please feel free to contact any of them.

Meeting Dates for Board Meetings and Annual Business Meeting

The ECROA Business Meeting is held on an annual basis in October. Check the website for date and time and also for recurring Board of Director meeting times. The Board meetings are held at the Wilson County ESD #2 Emergency Services building.

PRESIDENT'S REPORT

This year's annual membership meeting and election will be at Oak Hills Community Church, Saturday, October 7, 2017 at 10:00 AM. This meeting is where you can vote on ballot items. Three current members are up for re-election and 1 new member is seeking Board membership. If you are unable to attend in person, please vote absentee or by proxy. We need your vote to make a quorum.

Recently the Directors submitted a proposal to our lawyers, to review and place in the proper format, a change to the deed restrictions on fowl (chickens) in the subdivision. This proposal will not be ready for this meeting. A special meeting will be called to vote on this issue.

As you know, we are in a country setting and some residents have voiced concerns about excessive lighting. So please be courteous to your neighbors when you are installing night lighting.

Our subdivision is covered by the Wilson County leash law. Please strive to keep your dog(s) on your property. Fenced property with wide open gates will not work. The Board has received numerous complaints from walkers and joggers in our subdivision. Under Texas law an owner can be fined up to \$100 per offense. I would also like to remind everyone that there is a posted speed limit of 30 MPH in the subdivision and I hope you will adhere to it, especially around pedestrians and cyclists. Pedestrians should wear light or reflective clothing during hours of darkness.

The Board of Directors and The Architectural Control Committee (ACC) are different entities. Any construction, fencing, etc., must have prior approval from the ACC. They can be contacted at 830-393-2090.

Any subdivision concerns you have may be brought to the attention of any Board Member. All of the Board Members contact information is on the subdivision website, which is eaglecreekranch.org.

Doug Sample, President

BOARD OF DIRECTORS
Doug Sample
President
830-255-1573

Tony Pisano
Vice President
210-792-0874

Jerry Carpenter
Treasurer
830-393-0163

Sarah Gella
Secretary
210-275-9091

Frank Engolia
210-439-1098

Margaret Tollefson
830-393-0304

Donna Sample
830-322-9016

Kitty Phillips,
805-570-7559

Ralph Wright
915-799-1825

COMMITTEES
Architectural
Control
Committee
830-393-2090

Parks Committee
Ralph Wright
915-799-1825

Welcoming
Committee
Margaret Tollefson
830-393-0304

Newsletter Editor
Kitty Phillips
805-570-7559

Nominating
Committee
Linda Lamberth

Bookkeeper
Lisa Landin
lisalandintx@
aol.com

ECROA On-Line:
www.eaglecreekranch.org

ECROA email:
ecroa@yahoo.com



ARCHITECTURAL CONTROL COMMITTEE

The ACC is working hard to improve the appearance of our subdivision. If you see something that you feel is a violation of our Deed Restrictions, please report it to us directly by email to ecroa@yahoo.com or by phone at 830-393-2090. You must be willing to allow our inspector to view the problem or the ACC cannot pursue it. We do not trespass on private property! Thank you!

We continue to have homeowners/tenants build or place **new improvements** on their lots without first gaining the approval of the ACC – this is a violation! Improvements range from an above ground pool, concrete pads, fences, sheds, change of the exterior of the home/building/carport and so forth. When in doubt, ASK!

Many homeowners will receive letters asking them to remove downed limbs/trees and other debris from their lots. The big storm occurred in May and now it is time for clean-up! If you are willing to help other neighbors in their clean-up efforts, please let us know so we can pass along your info.

We currently are working with over 80 properties that have one or more violations. Of major concerns are violations concerning trash/debris, inoperable vehicles, skirting needed, homes and other buildings needing paint. **The exterior of a home or outbuilding must be painted or stained!** And staining must be maintained in good condition. When after three letters and months have passed and we still have a violation, we then have to rely on our attorney to bring about compliance with our Deed Restrictions. We are pleased to report that we have been able to keep our numbers low as to the number of homeowners at the attorney's office for the year. We currently have two properties at the attorney's office for legal enforcement of the Deed Restrictions. Visit <http://eaglecreekbranch.org/> and check out the Deed Restrictions for your lot.

The ACC can be reached by cell phone at **830-393-2090** or by email at ecroa@yahoo.com. If the phone is not answered, please leave a message clearly stating your NAME & LOT NUMBER, ADDRESS & a CALL BACK NUMBER to include area code and a brief description of WHY you are calling. Your call will be returned as soon as possible.

***All homeowners/tenants are reminded that before starting on **any improvement or change to your property** approval must be granted in writing by the ACC. Send your complete plans & letter of request to:

ECROA
Attn: ACC
11382 FM 775, Suite 2
Floresville, TX 78114

Include the following in your plans:

1. **SITE PLAN** – this is a “bird’s-eye view” of your lot and shows the location of all existing structures (house, garage, barn, shed, fences, etc.) – this would not be to scale as it is an approximation. Next draw in where your new improvement will go – and give in feet the distance to the nearest property line. Put in the **size** (if applicable) of the new improvement (example – shed will be 8’ X 10’ in size). **REMINDER:** there is a 30 foot setback rule for all buildings and a 15 foot easement along all side and back property lines unless stated otherwise on your plat map for your lot. There are also drainage easements and easements that pertain to overhead power lines and underground pipelines; refer to your plat map for more information.
2. **MATERIALS LIST** – the NEW BUILDING MATERIAL to be used in the construction.
3. **SKETCH THE FINISHED PROJECT** – Draw what it will look like once it is completed. For fences, sketch what a section would look like.
4. **COLOR** – write down what color or stain (if applicable) will be used for the new improvement. ALL BUILDINGS MUST BE PAINTED OR STAINED – no unfinished wood is allowed.

5. **METAL ROOFS** - you will need to write a letter and ask for a "VARIANCE" to the deed restrictions for a metal roof to be placed on the home or used in a shed or carport.
6. **MANUFACTURED HOMES –Only allowed in certain sections in Eagle Creek Ranch and required to be LESS THAN 3 YEARS OF AGE – no exceptions.** The ACC will need a copy of the blueprints/floor plan and all construction information. Also, we will need the TEXAS CERTIFICATE OF MANUFACTURE showing the serial numbers of the home and the year it was manufactured. THERE IS NO EXCEPTION TO THIS REQUIREMENT.
7. **SKIRTING REQUIREMENT** - Manufactured homes: MASONRY PRODUCT such as brick or Hardi Board, **NO VINYL.** Decks/Sheds/Porches/Stairs – ALL SUPPORTS MUST BE SKIRTED TO COVER THE SUPPORTS.
8. **SEPTIC SYSTEMS** - A county-approved septic system must be in place on the property before the owners can move into a new home site.
9. **FENCES** – all front fences MUST BE SET BACK AT LEAST 15' FROM THE FRONT PROPERTY LINE; you cannot measure from the street. Side and back fences can be placed on the property line, but make certain you know where your lines are located! Fences must be residential in nature.

IMPORTANT: There is a Deed Restriction LIMIT to the NUMBER OF BUILDINGS that a lot can have built on it. There is allowed (1) a home of a minimum square footage of 1200 square feet. (2) a separate garage or barn or work shop – any building over 144 square feet falls into this category. And lastly (3) a separate shed/outbuilding – any building of 144 square feet (12' X 12' in size) or less. There is also a minimum size of that smaller building – nothing **under** 30 square feet is allowed. **NO LIVING IN OUTBUILDINGS OR IN RVS/TRAVEL TRAILERS!**

As a reminder, one head of livestock is allowed PER ACRE OWNED to include goats, sheep, horses, cattle. No Fowl (turkey, duck, goose, guinea, etc.) or Swine allowed unless it is a bona fide school project for which proof is required or it will be a violation. All pets need to be contained in their respective yards and not allowed to run loose & be a nuisance to neighbors. Dog complaints should be directed to the Sheriff's Department as the ACC has no authority to force compliance with the leash laws of Wilson County.

Sincerely,

Cindy Faulkner, Chair
Architectural Control Committee

Dear Neighbors,

It is with regret that I am stepping down from the ACC after volunteering for 15 years. Our 3-member committee works with the Board of Directors to enforce the deed restrictions that are part of every lot here in ECR. These restrictions were formed by the developers with the mindset of trying to find a way to keep our subdivision looking nice and hopefully keeping our property values up. Over the years our owners have changed – so many now do not pay dues nor do they keep their lots cleaned up. Our homes are aging and many do not keep up the repairs. Therefore, our property values are slipping. The ACC fights a constant battle – for YOU the homeowner. One other committee member and our Inspector are also stepping down. Our Inspector has been working for ECR since 1995! A big "thank you" goes to Arvel for all the years he has worked with us.

We need new volunteers and a new Inspector. If the ACC is not upheld, then the Board may consider going with an outside management company and the possibility of **DUES rising** is real. Please attend our next meeting at the Fire Station located near FM 775 & Palo Alto beginning at 7pm on TUESDAY SEPTEMBER 26. There will be a presentation given on what an outside management company would look like for our community.

Continue to call the ECROA/ACC phone at 830-393-2090 for assistance, and mail in plans for ANY IMPROVEMENT to a lot at our address with ATTN: ACC on the envelope.

As a reminder, there is a limit to the number of buildings allowed on each lot – obtain approval before building/moving on any improvement!

I remain hopeful for our subdivision and I will continue to assist the BOD in matters going forward.

Respectively Yours,

Cindy Faulkner

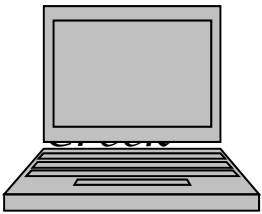


Parks Committee Report October 2017

Parks Committee Report
Ralph Wright

I have worked hard to maintain the appropriate water levels at the Eagle Creek Ranch Blvd. pond and the Misty Bend pond. I have repaired the pipeline between the two ponds, therefore saving us costs on running the pump that supplies water to the two ponds. An area of approximately one hundred feet has been mowed along the Boulevard pond to allow better access to it, therefore there is no need to trespass on private lands. There are plans in the future to improve the low water crossing on the walking trail and possibly erecting a pavilion at the Eagle Ridge Park. Under the new maintenance agreement, we are trying to mow the parks more often.

Any suggestions to improve our parks will be appreciated. You may contact Ralph Wright, the Parks Committee Chairman, or any Board member. Remember, the park ponds lie partially on private held lands; therefore, be respectful and stay within the fenced park boundaries or you may be charged with criminal trespass. Our private ponds do not fall within the Texas law pertaining to three feet along navigational waters.



Eagle Creek Ranch Owners Treasurer's Report September 30, 2017

Our Fiscal Year begins October 1 and ends September 30 each year.

As of August 31, 2017 our debts are paid and we have \$13,728.09 in our checking account.

The proposed fiscal year 2018 budget is included in this newsletter to be voted on at the upcoming annual meeting. Please plan to attend or vote absentee by mail or by proxy.

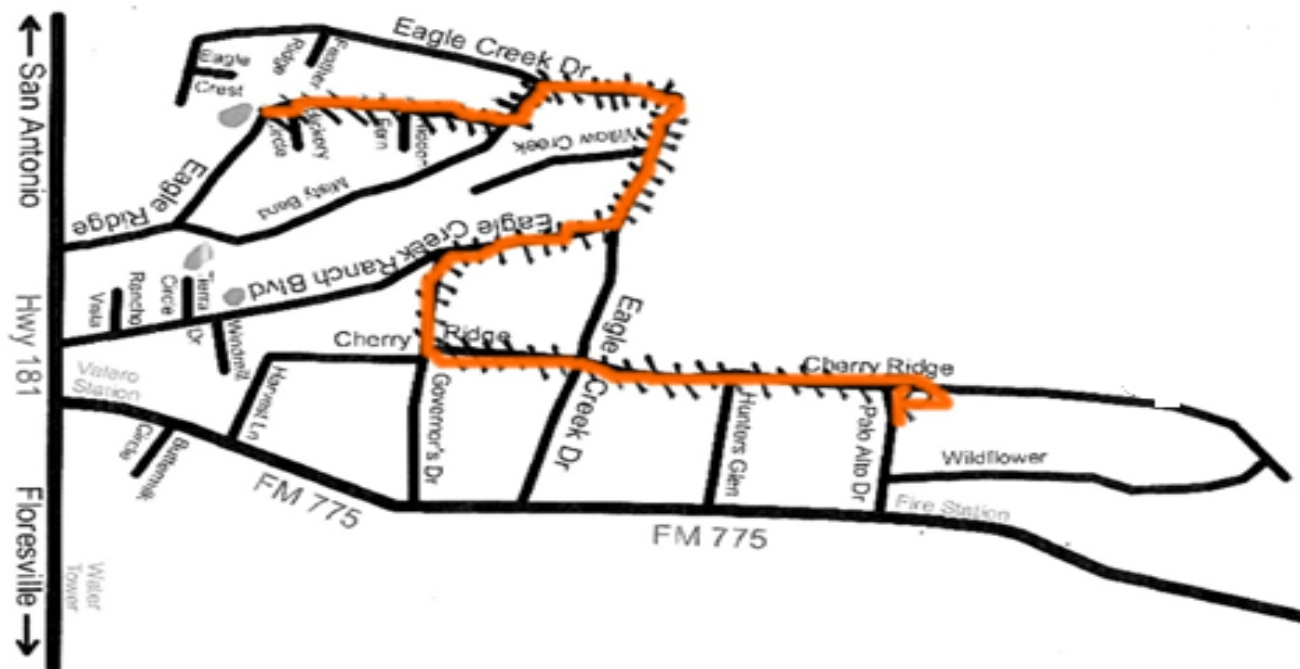
Way too many owners have outstanding balances, some large, you know who you are. Expect to hear from me soon if you owe more than current dues.

Respectfully Submitted,
Jerry Carpenter, Treasurer

GREETINGS FROM THE WELCOMING COMMITTEE

Welcome to Eagle Creek Ranch. Twenty eight (28) packs have been sent out since last year's newsletter. I hope that our newcomers find the information useful. I visit local vendors periodically and gather calling cards and menus to keep the packets current and interesting. I also use the Wilson County News and the Chamber of Commerce for lots of local events. Deed restrictions for our homeowners are the main body of the packs. They are meant to keep our neighborhood the way we want it to look. Don't forget our Eagle Creek Ranch website which contains information for our residents. Please contact me at Martoll66@yahoo.com if I can be of any assistance. Sincerely, Margaret Tollefson, Welcoming Committee Chair

Halloween Hayride Route



Eagle Creek Ranch Owners Association Annual Halloween Hayride

**Saturday, October 28, 2017 Eagle Ridge Park
2:00pm Hot dog roast and 3:30 pm Hayride
Please bring cookies/cupcakes to share
Neighbors please hand-out candy
Decorate your House/Yard
Costumes optional but appreciated by the kids**

Parents: Parents/adult must accompany their children and bring a signed waiver or sign a waiver at the event

Needed: Tractors or trucks w/trailers are needed to pull goblins. Let us know if you can help.

RSVP to: Sherece McGoon (reciesbears@yahoo.com) as to the number of goblins and parents participating. Sherece will email you a waiver that will be presented the day of the hayride in order for the goblin's participation in the Halloween fun.

ECROA PROPOSED BUDGET FY 2018

	PROPOSED AMOUNT
Income	
OLD DUES COLLECTED	18,500.00
CURRENT DUES COLLECTED	38,460.00
ATTORNEYS LEGAL COSTS COLL	1,000.00
WRITE OFFS	-1,500.00
INTEREST INCOME	140.00
TOTAL INCOME	56,600.00
EXPENSES	
ACC EXPENSES	8,200.00
ACCOUNTING/BOOKKEEPING	7,200.00
INSURANCE	4,000.00
LEGAL	2,000.00
EXPENDITURE OF INTEREST	200.00
OFFICE SUPPLIES	800.00
POSTAGE/MAIL	2,000.00
PRINTING	1,200.00
PUMP REPAIRS	1,600.00
RESERVE (GENERAL)	2,600.00
RESERVE (LEGAL)	2,000.00
RESERVE (PARKS)	3,000.00
	26,600.00
SUBDIVISION	
FLAGS	200.00
LANDSCAPING/SIGNS/MAINT	1,800.00
MOWING	7,000.00
WALKING TRAIL MAINTENANCE	2,500.00
TOTAL SUBDIVISION	11,500.00
TAXES/FEES	1,000.00
UTILITIES	
ELECTRIC	8,600.00
WATER	700.00
TOTAL UTILITIES	9,300.00
TOTAL EXPENSES	56,600.00

Vote for Board of Directors

VOTE, VOTE!!!! *Your vote/proxy will help provide a quorum* so that the Secretary's minutes and committee reports can be approved and any other business that may arise can be conducted. **Please make a concerted effort to mail in your proxies or attend the meetings. Please fill out the proxy** and mail it to ECROA; you can give it to a director or neighbor that will be attending the meeting; or, if you like, you can drop it in the ECROA mailbox in front of the Fire Station.

Nominations for Board of Directors

The following are candidates for election for the Board of Directors. We are fortunate to have four nominees, however, there are only three seats available at this time Please use these brief biographies to help you make a decision on how to vote.

NAME: Tony Pisano

BIOGRAPHICAL INFORMATION: Tony Pisano has been living in Eagle Creek for 14 years.

My name is Tony Pisano and I would like the opportunity to continue to serve on the board of the Eagle Creek Ranch Owner's Association. My wife Silvia and I moved here in 2003 and have enjoyed living here. We believe that our subdivision is one of the better communities in Floresville, because of the deed restrictions that are enforced and at the same time maintaining our property values.

I have served, on the board of the Eagle Creek Ranch Board of Directors since 2004, as Chair for The Park Committee and also this past year as vice-president of the Association. I would like to continue working and improving our parks and enhancing the area in which we live. Please vote for me, so that I may help keep our community a great place to live,

NAME: Susan DeLoren

BIOGRAPHICAL INFORMATION: Susan DeLoren has been living in Eagle Creek for 9 years.

Business Experience: She has worked in 5 franchises for business Network International, as a Contract Trainer for Wang Computer Labs, and Promotions and Publicity for CBS Records.

I would like to organize members of the Eagle Creek Ranch community for information and entertainment.

NAME: Doug Sample

BIOGRAPHICAL INFORMATION: Doug Sample has been living in Eagle Creek for 4 years.

Business Experience: Sheriff (5 yrs); Agent in Charge, Homeland Security (4 yrs); Criminal Investigator, U.S. Customs Service (20 yrs); U.S. Border Patrol Agent (4 yrs); Ranch Manager; U. S. Army.

Volunteer Experience: VFW Commander; Church Functions; licensed Minister; ordained deacon (32 yrs); Numerous Sporting Programs; School Presentations.

What would you like to do? Continue to serve the Eagle Creek Ranch Owners to the best of my ability in maintaining the overall integrity of the subdivision and the high quality of life we enjoy here. I will continue to pursue any suggestions or ideas, that will improve the subdivision, maintain our property values and ensure that we are good stewards of our finances. I have served as a Board Member for three years and as the Board President for the past year. Without elaborating, I have spent numerous volunteer hours overseeing the management of our subdivision. I would greatly appreciate your vote of confidence.

NAME: Sarah Gella

BIOGRAPHICAL INFORMATION: Sarah Gella has been living in Eagle Creek for 15 years.

Business Experience: I served two years in the Peace Corps in the Philippines after college graduation and then taught school for 3 years in Harvey, LA. In 1973 I joined the Air Force and retired in December 2003, after serving 30 years.

I have served as the Secretary of the Association since July of 2004. I was first elected to the Board of Directors in January 2008. My husband and I have three children and three grandchildren, all of whom reside in this area. I would appreciate your vote for re-election to the Board. Thank you.

Proxy or Absentee Ballot, what is right for you?

If you execute a proxy, you are letting someone use your vote any way they want at the meeting.

If you execute an absentee ballot, you specify exactly how you want to vote. Absentee ballots will only be counted for items on the mailed ballot and will not be counted for any item that is amended at the meeting.

The only way you can vote exactly the way you want on every item is to attend the meeting.

PROXY

The undersigned owner in the Eagle Creek Ranch Owners Association (ECROA) hereby appoints (please select one below or write in a name) as my proxy to act on my behalf at the business meeting to be held on October 7, 2017. My proxy shall have full authority to vote upon any and all matters that may be presented at said meeting as fully with the same effect as if the undersigned had been present at said meeting, and I hereby ratify and confirm all that my proxy may cause to be done by virtue of this instrument. This directed proxy is irrevocable except by actual notice by the undersigned to the secretary of the ECROA or the officer presiding over the meeting that it is revoked. Unless sooner terminated, this directed proxy shall terminate automatically upon the final adjournment of the business meeting for which it is given. Circle one director's name below or write in a voting member's name to act as your proxy:

Doug Sample

Tony Pisano

Sarah Gella

Kathleen (Kitty) Phillips

Margaret Tollefson

Donna Sample

Jerry Carpenter

Frank Engolia

Ralph Wright

Write in Proxy Name: _____

Signed:

Printed name:

Lot #(s): _____

ABSENTEE BALLOT

By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

BALLOT – October 7, 2017

Budget: _____ **For** _____ **Against**

Candidates for Board of Directors: (In order of receipt.) VOTE FOR ONLY THREE

Tony Pisano _____ **For** _____ **Against**

Susan DeLoren _____ **For** _____ **Against**

Doug Sample _____ **For** _____ **Against**

Sarah Gella _____ **For** _____ **Against**

Signed:

Printed name:

Lot #(s): _____

Mail proxy/ballot to ECROA, 11382 FM775, Suite 2, Floresville, TX, 78114 or drop it in the mailbox.



Eagle **C**reek **R**anch **O**wners **A**ssociation

11382 FM 775, Suite 2

Floresville TX 78114