

**Member Newsletter**  **September 2022**

**BOARD OF DIRECTORS**

President

Vacant

Alice Hartzler

Vice President

530-701-9215

Heather Vela

Treasurer

956-802-3373

Susan DeLoren

Secretary

210-445-8257

Linda Miller

210-624-9973

Penny LaMaestra

210-213-0955

Zenobia Wells

210-488-5583

Lynda Aguirre

210-482-9431

#### **COMMITTEES**

**Architectural Control**

**Committee**

Matt Freeman

210-389-9047

ECRACC@yahoo.com

**Parks Committee**

Alice Hartzler

530-701-9215

**Welcoming Committee**

Margaret Tollefson

830-393-0304

**Nominating Committee**

Heather Vela

956-802-3373

**Newsletter Editor**

Susan DeLoren

210-445-8257

**ECROA On-Line:**

[www.eaglecreekranch.org](http://www.eaglecreekranch.org/)

**ECROA e-mail**

[ecrpoa@gmail.com](mailto:ecrpoa@gmail.com)

**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 them.**

**MESSAGE FROM THE BOARD**

Welcome to all the new residents in the subdivision and thank you for choosing Eagle Creek

Ranch. The Board of Directors invites you and all residents to attend the Board meetings and

the annual business meeting each October. The Board, which consists of elected volunteers,

does not meet every month, but the **meeting dates and times are posted on the Eagle Creek**

**Ranch website, eaglecreekranch.org**

**The 2022 subdivision Halloween hayride is HAPPENING!**

After two years of being canceled the neighborhood Halloween Hayride and

Weiner Roast is planned this year for October 29! Detailed information is

available at the Eagle Creek Ranch website on the **Announcements** page,

and general information will be posted at all mail kiosks in the area.

The Architectural Control Committee (ACC) is seeking volunteers to help maintain the

integrity of the subdivision. You do not have to be on the Board of Directors. Anyone

interested please contact Matt Freeman. The ACC now has an inspector who will be traveling

throughout the subdivision documenting violations of our deed restrictions.

Wilson County has a leash law and we ask that you please contain your dogs on your property.

Your dog may be friendly to you but can be aggressive or a nuisance to others. The Board

does not have any civil authority, therefore any concerns about dogs must be directed to

the Wilson County Sheriff at 830-393-2535.

Sincerely,

Your Board of Directors

**The Annual Membership meeting is scheduled for Tuesday, October 11, 2022**

**at the firehouse on FM775, 7:00 p.m.**

**Vote for the Budget and Board of Directors**

***VOTE, VOTE!!!!! Your vote or 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 attend the**

**meeting or mail in your ballot or proxy.** **Please** **fill out the ballot or proxy**and

mail it to ECROA, 11382 FM 775 Suite 2, Floresville, TX 78114 or you can give it to a

director or neighbor that will be attending the meeting, You can also drop it in the

ECROA mailbox in front of the Fire Station. Minutes of last year’s Annual Meeting

and this year’s budget are posted at the eaglecreekranch.org website on the

Documents page.

**ARCHITECTURAL CONTROL COMMITTEE**

Over the past two years, many new neighbors have joined our neighborhood. New homes and new projects have been going up all around us. Due to this, the ACC needs more members and has hired an inspector to document possible violations of neighborhood Deed Restrictions. Eagle Creek Ranch has Deed Restrictions for a purpose – to keep our neighborhood looking clean and tidy, and to keep it clean and safe. As residents, we can help this process in many ways: coming to monthly Board of Director meetings (generally the 4th Tuesday of the month – check the website for exact dates); contacting the board or the ACC, or simply talking with neighbors to see if they may need assistance in keeping their part of the neighborhood looking good.

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 the ACC directly by email to ecracc@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!

**The ACC is looking for members! If you are interested in serving on this committee, attend a monthly meeting or contact the ACC directly at (830) 393-2090 or email ecracc@yahoo.com.**

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. Fines may be assessed if a violation is not rectified promptly. After three letters and months have passed and the violation persists, we then must rely on our attorney to bring about compliance with our Deed Restrictions. Visit **http://eaglecreekranch.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 ecracc@yahoo.com**. If the phone is not answered, please leave a message clearly stating your NAME, both LOT NUMBER and ADDRESS and 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.

Matt Freeman

Acting ACC Chair

**Parks**

Now that the cooler weather is coming the parks could use some maintenance and improvements. Volunteers who have any ideas for improvements or just additional time for helping with maintenance, attend monthly Board of Director meetings so we can get our ideas in line and schedule time to get some maintenance work done.

PLEASE take your trash with you when you leave the parks.

Alice Hartzler

Vice President and Parks Committee Chairperson

**Oct '22 - Sep 23**

**Ordinary Income/Expense**

**Income**

**Dues**

38,460.00

**Late Fees**

180.00

**Resale Certificate Income**

3,000.00

**Title Transfer Fee Income**

1,500.00

**Total Income**

43,140.00

**Gross Profit**

43,140.00

**Expense**

**ACC Expenses**

4,800.00

**Accounting**

6,700.00

**Insurance**

4,000.00

**Legal Costs**

400.00

**Office Supplies**

250.00

**Postage/Mail**

900.00

**Repairs/Maintenance**

7,000.00

**Subdivision**

4,500.00

**Taxes**

1,000.00

**Utilities**

6,000.00

**Website Hosting**

400.00

**Total Expense**

35,950.00

**Net Ordinary Income**

7,190.00

**Other Income/Expense**

**Other Income**

**Interest Earned**

40.00

**Total Other Income**

40.00

**Net Other Income**

40.00

**Net Income**

**7,230.00**

**Eagle Creek Ranch Owners Association**

**09/03/22**

**Profit & Loss Budget Overview**

**Accrual Basis**

**October 2022 through September 2023**

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**Candidate for Board of Directors**

Only one current member is up for Board membership renewal this year, and we have received no other nominations for new Board members.

**Heather Vela, Treasurer**

Heather has been the ECROA treasurer for 3 years. She is highly skilled, and the board depends on her expertise for all our budgetary and monetary decisions.

**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 write in a name) as my proxy to act on my behalf at the business meeting to be held on

**October 11, 2022**. 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.  **Write in** a voting member’s name to act as your proxy:

**For Against**

**Heather Vela \_\_\_\_\_\_\_ \_\_\_\_\_\_\_**

**2022-2023 Budget \_\_\_\_\_\_\_ \_\_\_\_\_\_\_**

**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. 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 the meeting in person. You may submit an absentee ballot and later choose to attend the meeting in person, in which case any in-person vote will prevail.

**BALLOT – October 11, 2022**

**2022-2023 Budget: \_\_\_\_\_\_\_\_\_\_For \_\_\_\_\_\_\_\_\_Against**

**Candidate for Board of Directors:**

**Heather Vela \_\_\_\_\_\_\_\_\_\_For \_\_\_\_\_\_\_\_\_Against**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signed: Printed name:**

**Lot #(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Mail proxy or ballot to ECROA, 11382 FM775, Suite 2, Floresville, TX, 78114 or drop it in the mailbox in front of the fire station on Hwy. 775.

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#### 11382 FM 775, Suite 2

Floresville TX 78114