

**Member Newsletter** October **2015** January**OCTOBER 2009**

**April 2005**

**BOARD OF DIRECTORS**

Jerry Carpenter

President

830-393-0163

Tony Pisano

Vice President

210-792-0874

Kitty Phillips,

Treasurer

805-570-7559

Sarah Gella,

Secretary

830-216-4688

Frank Engolia

210-439-1098

Margaret Tollefson

830-393-0304

Donna Sample

830-322-9016

Doug Sample

830-255-1573

#### **COMMITTEES**

Architectural Control

Committee

Bruce Brenner

Cindy Faulkner

830-393-2090

Parks Committee

Frank Engolia

210-439-1098

Welcoming Committee

Margaret Tollefson

830-393-0304

Nominating Committee

Linda Lamberth

Bookkeeper

Lisa Landin

lisalandintx@

aol.com

**ECROA On-Line:**

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

**ECROA email:**

[ecroa@yahoo.com](mailto:ecroa@yahoo.com)

**FACEBOOK**

Eaglecreekranchownersassociation

###### NOTICE: Our next Business Meeting will be Saturday, October 17th, 2015, 10:30 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 Eagle Creek Volunteer Emergency Services building.

**PRESIDENT’S REPORT**

After serving 6 years as President of ECROA, I will not serve in that capacity again. If

re-elected as director (see my profile elsewhere in this newsletter) I will serve in any

other capacity the board assigns me. Other changes are coming; this year’s annual

membership meeting and election is going to be held at **Oak Hills Community Church,**

**Saturday October 17th, at 10:30AM**. This meeting is where you get to vote for directors

and the budget. Two current directors are up for re-election, and we have two new

members seeking your vote. There are three vacancies on the Board. While we would

prefer you attend in person, please vote absentee or by proxy if you cannot attend, we

need your vote to make a quorum. State law requires the board meeting notice signs we

put up prior to each meeting, but no more than five non-board members have attended a board meeting this year and some of the time only board members attended. What will get

more of you to come to board meetings? The ECROA Board of Directors has very

limited scope and powers provided by the deed restrictions and state law. For things

such as loose dogs, burglaries, speeding, noise, vandalism, trespassing or disputes

between neighbors; please call the Sheriff at 830-393-2535.

I hope to see you at the meeting and have a great year.

Jerry Carpenter

President



**ARCHITECTURAL CONTROL COMMITTEE**

The ACC continues to meet weekly at the home of one of our members. This meeting is usually held weekly on Wednesday although it can change due to scheduling conflicts, illness, or other issues. The ACC has approved many new home improvement projects and new homes for our residents during the previous months. During each week we deal with over 40 properties that have one or more violations. Sometimes our letters go unheeded, and we 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 would much rather work with the homeowner on the violation and get it cleared than have to turn it over for legal enforcement. That costs YOU the homeowner with the violation, and it costs the Association as well.

We currently have one property at the attorney’s office for legal enforcement of the Deed Restrictions for not submitting plans for an improvement, trash & a skirting violation.

Visit **http://eaglecreekranch.org/** and check out the Deed Restrictions for your lot.

The ACC can be reached by cellular phone at **830-393-2090**. This phone is carried by a volunteer who may not be available at all times. Please be considerate as to what time you call and, if the phone is not answered, please leave a message clearly stating your 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. Thank you!

\*\*\*All homeowners/renters 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 shows from a “bird’s-eye view” 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** – explains what new BUILDING materials will be used in the construction of this new improvement project.
3. **SKETCH THE FINISHED PROJECT** – Let’s say you are going to build a shed – then sketch out 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.
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 – ALL SUPPORTS MUST BE SKIRTED TO COVER THE SUPPORTS (for sheds and decks) and this can usually be done with lattice board for these kinds of improvements but not for manufactured homes.
8. **SEPTIC SYSTEMS -** A county-approved septic system must be in place on the property before the owners can move into a new homesite.
9. **FENCES –** all front fences MUST BE SET BACK AT LEAST 15’ FROM THE FRONT PROPERTY LINE. 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 or swine allowed unless it is a bona fide school project (proof required). 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 ECROA/ACC has no authority to force compliance with the leash laws of Wilson County.

BE A GOOD NEIGHBOR!

Cindy Faulkner, Co-Chair

Bruce Brenner, Co-Chair

Architectural Control Committee

**j0333104**

**Parks Committee Report October 2015-2016**

All three parks have all been maintained throughout the year. We have a contractor to mow, trim and

pick-up trash on a monthly basis. We will continue making improvements to our parks and making

them a place for all residents to enjoy. We resurfaced the Misty Bend park pathways to encourage

usage by residents.

We have repaired and replaced fencing for the residents who were having issues with people

accessing the parks through their property and leaving trash. Please note until we start getting some

meaningful rain we don’t expect to see a normal pool. We would like to remind all of our residents that

what seems to BE "open land" is not open to the public. Please stay within the park boundaries.

 Bulletin boards will be cleaned at the end of each month

 Please refrain from driving off-road vehicles on park properties (especially the dams)

 Please no motorized boats in ponds and do not drive vehicles past parking areas

 Please do not dump unwanted furniture & trash, etc. in the parks

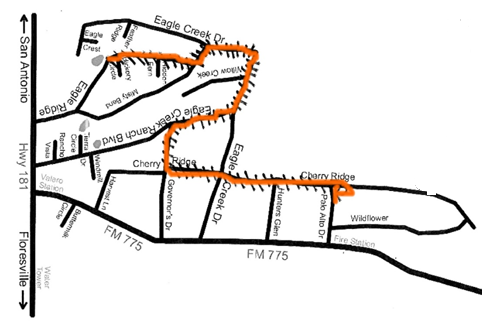
 Ponds are not for swimming/Poisonous Snakes

Please obey speed limits & Abide by the animal control ordinance

We need some new volunteers, we could accomplish so much more with a little help!

Respectfully, Parks Committee

**Halloween Hayride Route**

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**Eagle Creek Ranch Owners Association Annual Halloween Hayride**

**Saturday, October 31, 2015 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** [**ECROA@yahoo.com**](mailto:ECROA@yahoo.com)

**RSVP to: Sherece McGoon (** [**reciesbears@yahoo.com**](mailto: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.**

Eagle Creek Ranch Owners Association

Treasurer’s Report September 30, 2015

Our Fiscal Year begins on October 1, 2015

All bills are current as of this August 31, 2015. We currently have $ 14,117.84 in our checking account.

We have a new proposed budget, included in this newsletter, for FY 2016 which will be voted on at our annual meeting in October.

We still have several owners with outstanding balances. We sent out 50+ statements and letters to those of you who owe 3 years or more in back dues. Thank you, to those of you who have contacted me to set up payments or just paid the whole amount. If you haven’t contacted me as yet, please do so and we will set up a payment plan for you.

Respectfully Submitted,

Kitty Phillips (830) 581-8243 Home

Treasurer (805) 570-7559 Cell

GREETINGS FROM THE WELCOMING COMMITTEE

Welcome to Eagle Creek Ranch. Nineteen (19) 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, the Eagle Ford Directory 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

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**ECROA PROPOSED BUDGET FOR FY 2016**

**DUES TO BE COLLECTED** $19,000.00

**REVENUE**

DUES FOR 2015 39,000.00

ATTORNEY LEGAL COSTS COLL 1,000.00

LATE FEES 100.00

WRITE-OFFS - 1,500.00

INTEREST INCOME 200.00

38,800.00

**TOTAL ESTIMATED REVENUE** 57,800.00

**EXPENSES**

ACC EXPENSES 10,000.00

ACCOUNTING/BOOKKEEPING 7,000.00

INSURANCE 4,000.00

LEGAL 3,000.00

EXPENDITURE OF INTEREST 250.00

OFFICE SUPPLIES 800.00

POSTAGE/MAIL 1,200.00

PRINTING 1,000.00

PUMP REPAIRS 1,600.00

RESERVE (GENERAL) 2,500.00

RESERVE (LEGAL) 2,500.00

RESERVE (PARKS) 2,000.00

SUBTOTAL EXPENSES 35,850.00

**SUBDIVISION**

FLAGS 200.00

LANDSCAPING/SIGNS/MAINTENANCE 1,590.00

MOWING 5,500.00

WALKING TRAIL MAINTENANCE 3,000.00

TOTAL SUBDIVISION 10,350.00

**TAXES/FEES** 800.00

**UTILITIES**

ELECTRIC 10,000.00

WATER 800.00

TOTAL UTILITIES 10,800.00

**TOTAL BUDGET 57,800.00**

**Vote for Board of Directors**

***VOTE, VOTE!!!!! Your 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 on FM 775.

**Nominations for Board of Directors**

**The following people are up for election for the Board of Directors:**

**NAME: Frank Engolia**

**CANDIDATE** for re-election to theBoard of Directors, Eagle Creek Ranch Owners Association

**BIOGRAPHICAL INFORMATION:** Frank Engolia has been living in Eagle Creek for 7 years.

Although currently retired, he has worked in social programs, emergency management and taught at the elementary and secondary schools, and as a supervisor and owner in a variety of other positions.

He has been on the ECROA Board of Directors since 2013, and has volunteered on the ECROA Parks committee.

He would like to continue his work on the Parks Committee and to review the ECROA by-laws

**NAME: Ralph Wright**

**CANDIDATE** for election to theBoard of Directors, Eagle Creek Ranch Owners Association

**BIOGRAPHICAL INFORMATION:** Ralph Wright has been living in Eagle Creek for approximately 2 years and has run his own business for 15 years.

He would like to serve on the Board of Directors for the ECROA.

**NAME: Jerry Carpenter**

**CANDIDATE** for re-election to theBoard of Directors, Eagle Creek Ranch Owners Association

**BIOGRAPHICAL INFORMATION:** Jerry Carpenter and his wife Martha have been residents of Eagle Creek Ranch since November 2005. They purchased their lot December 31, 2001. He has served on the Eagle Creek Ranch Board of Directors since 2004 and has served six years as President. He and Martha were lifelong residents of San Antonio until moving to Eagle Creek Ranch.

He is retired from both Frost Bank and The Hearst Corporation (owner of the S.A. Express and long gone S. A. Light newspapers.) He managed the business automation department of The San Antonio Light for almost 25 years, until it was closed and then worked in computer support at Frost Bank until retirement.

**NAME: Brett Grubbs**

**CANDIDATE** for election to theBoard of Directors, Eagle Creek Ranch Owners Association

**BIOGRAPHICAL INFORMATION:** Brett Grubbs has been a resident of Eagle Creek Ranch for 7 months. He worked in IT for 15 years and is now a student mentor for a Western Governors University where he supports and mentors a very diverse student population from all over the nation. He has also volunteered at the Boy Scouts of America as committee treasurer and assistant scoutmaster 2003 through 2008.

Mr. Grubbs would like to be a part of the board to help in any way that he can by providing his ideas, time, and experience to augment the current board and help improve the community. He would also like to volunteer help with improvement projects, gathering member suggestions and disseminate information to all members, and much more.

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.

**What DO YOU Want from your Association? The board would like to hear from you with suggestions**.

**Examples :**

**hold subdivision-wide yard sale on an designated day**

**fishing contest held at the parks**

**raffles at the association meetings**

**ensuring each park has picnic facilities**

**revitalize the association’s Facebook page to include: trivia, puzzles**

Let us hear from you. Contact Frank Engolia at papie97@yahoo.com

**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 Saturday, October 17th, 2015. 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 voting member’s name to act as your proxy:

**Jerry Carpenter Margaret Tollefson Tony Pisano Kitty Phillips Sarah Gella Frank Engolia**

**Donna Sample Doug Sample**

***Write in Proxy Name*:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print name here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_\_

***Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

**ABSENTEE BALLOT – October 17, 2015**

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.

**Budget: \_\_\_\_\_\_\_\_ For \_\_\_\_\_\_ Against**

**Board of Directors (Vote for three):**

**Frank Engolia\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Ralph Wright\_\_\_\_\_\_ \_**

**Jerry Carpenter \_\_\_\_\_\_\_\_\_\_ \_**

**Brett Grubbs \_\_\_\_\_\_\_\_\_\_\_\_\_**

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print name here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot(s)\_\_\_\_\_\_\_\_\_\_\_\_



11382 FM 775, Suite 2

Floresville TX 78114