

Ranch Reporter



Volume V, Issue 1

Winter, 2009

Christmas Social for Residents!

The first Georg Ranch Christmas Social will be held on Saturday, December 19, from 11:00 a.m. until 1:00 p.m. at the Amenity Center. There will be a cookie exchange for the adults and candy for the children. Everyone participating in the cookie exchange is asked to bring three dozen of their favorite holiday cookies. These cookies can be one type or several types. Hot chocolate will also be provided.

We do not have a commitment from Santa for that occasion yet. If you have an inside track to Santa, please call 651-1197 or 860-4858. If you are willing to help bag the candy gifts, please show up at 8891 Schoenthal Road on Tuesday, Dec. 15, at 7:00 p.m.

Merry Christmas to all!

FM 3009 Road Construction Project

According to the Texas Department of Transportation (TxDOT), work on FM 3009 was scheduled to begin on November 30. The stretch of FM 3009 between IH-35 and FM 2252 (Nacogdoches Road) will be widened. The \$17.6 million project will widen the roadway to four and six lanes with raised medians at various locations. Left turn lanes will be added at major intersections. The improvements include overpasses at the two railroad crossings.

Crews will build FM 3009 from IH-35 to just south of Red Iron in half sections, narrowing the road to one lane of traffic in each direction. Once crews complete that work, then traffic will be switched to the completed side to allow crews to build the second half of FM 3009. It will take from 6 to 8 months to complete this phase of the project. The construction from Red Iron to FM 2252, including the railroad overpasses, will begin once utility adjustments are complete.

Any necessary lane closures will be allowed only at night, Sunday through Thursday, from 8 p.m. to 6 a.m. Motorists traveling FM 3009 can anticipate increased traffic congestion and delays.

The two-mile project is estimated to be finished in September, 2012.

For more information on this project, you can call the TXDOT San Antonio District Public Information Office, either Maggie Rios at (210) 615-5836 or Laura Lopez at (210) 615-5839. A TxDOT sign also provided the number 615-5922 for more information.

Editor's note: While this might cause us some temporary inconvenience for the next three years, it should be a big improvement when it is finally finished!

Developer Relinquishes Control of the ARC

Perry Blanton, the developer of Georg Ranch, recently resigned from the Architectural Control Committee (ARC). The ARC is the committee which approves all plans for building houses, storage buildings, fences, and other structures, plans for landscaping, and plans for any changes to these. This committee is now composed of residents of Georg Ranch.

Reminders to residents

- ✓ Remember that the streets in Georg Ranch belong to the residents. Therefore, whatever you can do to help them look better benefits all of us. If you see grass or weeds growing in the street in front of your house, please spray that with an appropriate herbicide when you spray your own yard. Also, please do not blow your grass clippings or leaves into the street. If the street in front of your house looks better, your lot and the entire community will look better.
- ✓ Remember to not feed the deer. Feeding them is not good for them in several ways.
- ✓ Residents should avoid parking in the street overnight, and should tell their guests not to park there. Overnight parking on the street is not permitted. If someone is visiting you, they should park in your driveway. Cars are also not permitted to block other properties or the entrance to or exit from the development.
- ✓ We need volunteers to serve on the Amenity Center, Safety, and Social Committees. If you would like to become more active in our community, please call a POA Board member to volunteer.
- ✓ For information about our city, visit the City of Garden Ridge web site at www.ci.garden-ridge.tx.us.

Resident Forum

It was suggested that we have a Resident Forum in this newsletter. The purpose of this would be for residents to ask questions of other residents. To start off, here are some questions for residents:

- ✓ Did you know that there is a Georg Ranch web site? The URL (address) is www.georghanch.com.
- ✓ What other facilities or landscaping would you like us to have at the Amenity Center? Some residents have suggested that we build a tennis court, and others have requested that we add benches along the walkway. If you have any other suggestions, please call DAMC at 561-0606.

New Georg Ranch Residents

Please meet and welcome these new residents to our community: Daniel and Stephanie Dunning, 21919 Castano Cove; David and Elsa Luna, 9111 Cinnabar Court; Trinity Peak, 9019 Cinnabar Court.

POA Board Contacts

President: Luke Green, lgreen8@satx.rr.com
1st Vice President: Vann Riley, vriley@baishelectric.com
2nd Vice President: Ernest Valdez,
evaldezattorney@sbcglobal.net
Treasurer: Ken Kneupper, klkneupper@yahoo.com
Secretary: Dorothy Hopkins, pinky5754@aol.com
Web site: <http://www.georghanch.com>

POA Management Company Contact

The contact information for our POA is:
Diamond Association Management & Consulting
6391 De Zavala Road, Suite 223D
San Antonio, Texas 78249
Phone: 210-561-0606 Fax: 210-690-1125
E-Mail: damctx@aol.com

Committee Chairpersons

Amenity Center Committee: Open.
Safety Committee: Open.
Social Committee: Open.

If you would like to help us by serving on a committee, please contact a POA Board member.

Newsletter Contact

The Writer/Editor for this newsletter is:
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Kerry is available for writing and editing work.

Resident-Owned and Resident-Recommended Businesses and Services

Listed below are the resident-owned and resident-recommended businesses and services that I have been informed of. Appearance in this list does not constitute endorsement of a business or service by the Property Owners Association or the writer/editor of this newsletter.

Resident-owned:

Advanced Orthopedic Designs, Orthotics, and Prosthetics, Kevin C. Matthews, CO/LO. 657-8100.

Aramendia Plumbing, John and Anne Aramendia, 654-1034.

Century 21 Realty, real estate agent and professional home stager, Denise Shepherd, 274-1910.

David Ballard, CFP, ChFC, CMFC, Financial advisor, Waddell & Reed, Inc., 826-0685, x102.

DIGIKIDS, a missing child recovery program, Jentry Poss, 200-8458, www.digikids-id.com.

Estate Liquidation, Lynda Martinez, 651-7593.

Farmers Insurance, Robert "Bob" Martinez, 349-2631.

Karlton Travel Agency, Tony and Karla Silva, www.Karltontravel.com.

LiquorMax liquor store, Lewis Syring, in the HEB center at I-35 and FM3009, 590-6299.

North East Air Conditioning, Heating, and Plumbing, Linda McClain, 658-0111.

Pet sitting, Michael Kirchofer, age 13. Will feed, give water, play with, and brush. \$5/day. 462-7103.

Schertz Chiropractic, by Shipley's Donuts near I-35 and FM 3009, 646-6000.

Superior Homes Realty, Rose Delaney, Owner/Broker, 455-6895.

Ernest G. Valdez, Attorney at Law, 1616 Broadway, San Antonio, 223-1776.

Voter registration - Denise Miner-Williams, deputy voter registrar, will provide help. 651-9823.

Resident-recommended:

Affordable Blinds, Don Dickey, 654-6600 or 830-980-8092.

APM Landscape and Design, including sprinkler systems, 9124 Hampton Hills, Selma, 490-3174.

B & B Landscaping and Lawn Care, complete landscaping and design, tree & shrub trimming. 637-0694.

Billy's Window Cleaning, window/mirror cleaning, power washing. 287-8433. Great service!

Custom Decks by J.R., stain and seal, arbors, patio covers. Free estimates. Jose Reyna, 566-5677.

Expert Lawn Service, Michael Howard, 263-9612. Good work, very reasonable.

Five-Star Home Inspections, Mark Eberwine, 654-8833.

Garden Ridge Pet Sitter, Tami and Scott Schmitz, 651-6035.

Guajardo Grass and Landscaping, new grass installation, sprinkler work, Gregory Guajardo, 599-8147.

Michael Howard, expert lawn service, 263-9612. Good work and very reasonable.

Invisible Fence of San Antonio (pet containment), 979-7387, www.invisiblefence.com.

Landscapes by Johnson, Jerry Johnson, 410-7347.

Lone Star Tile and Grout Cleaning, cleaning, sealing, and polishing of hard surfaces. 375-5229.

Master Service Pest Control, 410 E. Lindbergh Blvd., Universal City, 659-3875.

Mr. & Mrs. Alba, housecleaning, 662-9564.

Mr. Erwin, Inc., air conditioning and heating, 1008 Beckett St., San Antonio, 349-4081.

Seal It International, deck sanding, staining, and sealing. Terry and Cincy Beall, 219-8419.

Sterling Group Realty, Scott Varney, 17156 IH-35 N, Schertz, 945-2230.

TC Heating and Air Conditioning, 325-5014. Fast response, good service at a reasonable price.

Tri-County Sprinklers, 403-3898.

Ultra Power Service, lawn mower repair, 116 E. Lindbergh Blvd., Universal City, 658-8850.

Vacek Home Visions, home network/communications/security, 159 Louisiana Ave., N.B., (830) 708-1426.

Water softener/filter, BioTech Water Researchers, Hank Deutsch, 12612 Nacogdoches, 599-0048.

Westlund's Pest Control, 830-931-6330.

Any other recommendations of residents are solicited and appreciated. If an individual or company has given you excellent service for a reasonable cost, you will be doing them and our community a favor by spreading the word. Please give your recommendations to Kerry Ledford at 656-1873 or at kledford@satx.rr.com.