

Ranch Reporter



Volume II, Issue 3

Spring, 2007

Property Owners Association Special Meeting Held

A special meeting of the Property Owners Association (POA) of Georg Ranch was held at 7:00 p.m. on Thursday, March 8, 2007, at the Garden Ridge Community Center. The main purpose of this meeting was to discuss the purchase of lots and building of new homes by Ryland Homes in our development. It was prompted by a petition signed by many Georg Ranch residents asking for such a meeting. This meeting was attended by:

Perry Blanton, who developed Georg Ranch and is President of the POA Board

Donna Blanton, Mr. Blanton's wife and a member of the POA Board

Glenn Weichert, a member of the POA Board

Rodney Herrera, representing DAMC, the property management company

Traci Balmos, who works for Mr. Blanton selling lots and spec homes in Georg Ranch

Dave Brouillette, Ryland Homes Vice President of Sales and Marketing for the San Antonio area

Scott Teeter, Ryland Homes Land Acquisition manager for the San Antonio area

Several members of the Garden Ridge City Council and City Government

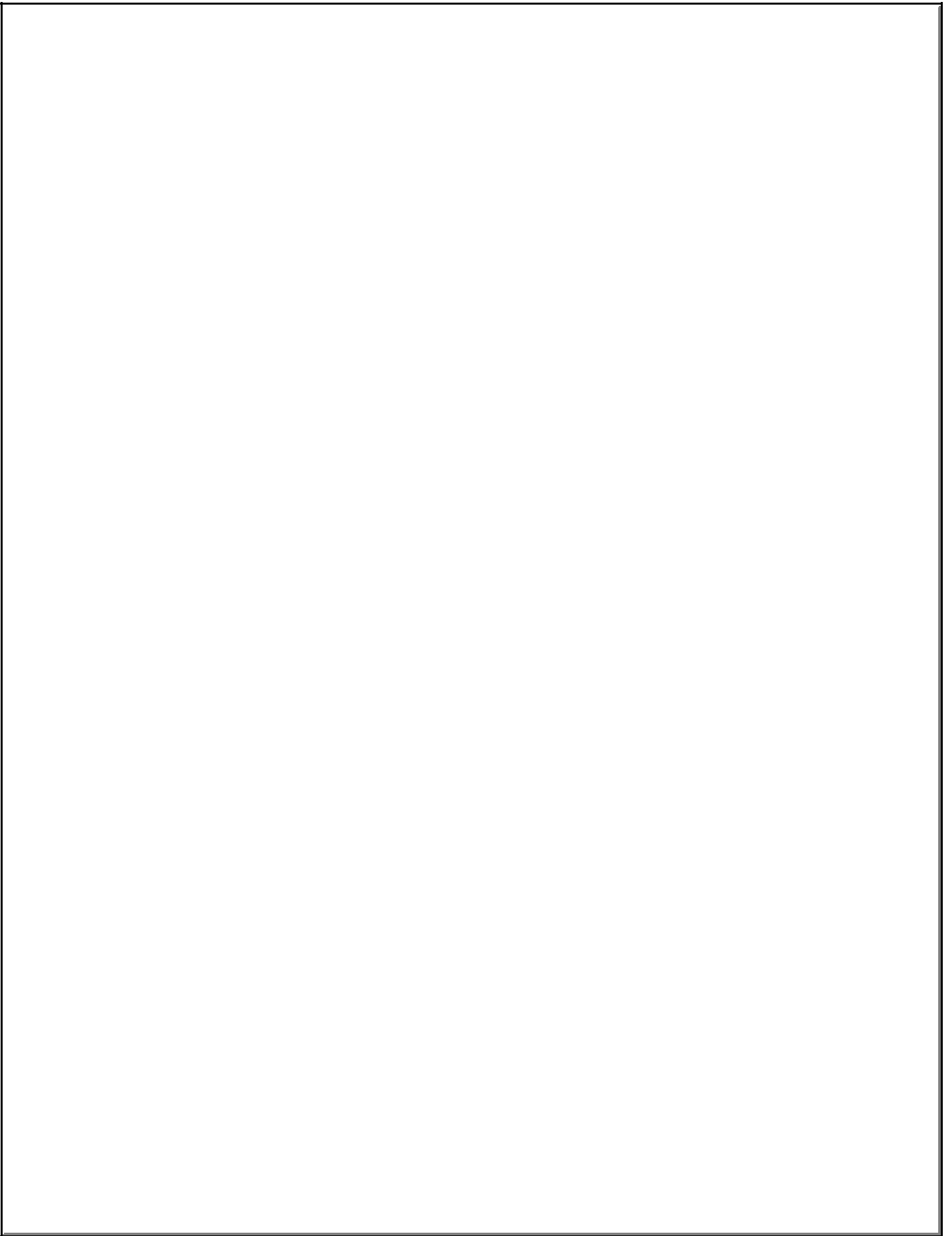
and about 140 interested Georg Ranch residents.

Perry Blanton asked Sam Stocks, a Georg Ranch resident, to tell the group about a meeting which was held with city officials on February 13 concerning issues related to the building of Ryland Homes in Georg Ranch. This meeting was attended by Mr. Stocks, Garden Ridge Mayor Jay Feibelman, City Administrator Nancy Cain, Perry and Donna Blanton, and the two Ryland Homes representatives mentioned above plus Ross Benline (Ryland Homes Vice President of Operations for the San Antonio area). Mr. Stocks took notes of that meeting and passed out copies of those notes to the attendees at this meeting. The February 13 meeting was held because of concerns expressed by some Georg Ranch residents at a City Council meeting on February 7.

At the February 13 meeting, Mayor Feibelman said that his concern was compliance with ordinances of the City of Garden Ridge. Other items contained in the notes of that meeting were:

- ▶ Ryland Homes is a production home builder. They sold over 700 homes in the San Antonio area last year. They have bought 20 lots in Georg Ranch so far, and it is anticipated that they will buy 16 more, for a total of 36 lots. These lots are at least .907 acre in size and are located off Tuscan Hills Dr. to the right as you enter Georg Ranch through the FM 3009 gate. These 36 lots will constitute about 12% of Georg Ranch. Ryland Homes expects to sell all of these lots within one year.
- ▶ Mr. Brouillette of Ryland Homes said that, except for the initial model home, all of the homes which Ryland will build in Georg Ranch will be "contract" homes. That means the buyer will select a lot, a floor plan, an elevation, and optional features, and then Ryland will build the home. There will no "spec" homes. Every plan, elevation, house placement, fence, etc. will have to be approved by the Georg Ranch Architectural Control Committee (ACC), as was done for all existing Georg Ranch homes. (The ACC currently consists of Perry Blanton, Donna Blanton, and Glenn Weichert.) The Ryland homes will range in size from 3014 to 4354 sq. feet and will be priced from \$399,000 to over \$600,000. There will be five different floor plans (four one-story and one two-story) with a total of 14 different elevations. The exterior material will be 100% stone or stucco. According to Mr. Brouillette, all homes will be in compliance with the Georg Ranch Covenants, Conditions, and Restrictions (CCRs).

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Property Owners Association Special Meeting Held (continued)

At the March 8 meeting, Georg Ranch residents expressed concerns that the Ryland homes would look like tract homes, rather than like custom homes, and that there would not be enough differences in their external appearances. Some were also concerned that the Ryland homes would decrease the property values of existing Georg Ranch homes. The Ryland Homes representatives said that both they and the ACC will make sure that any similar-looking houses will not be near each other. Mr. Blanton said that some of the spec homes which have already been built and sold in Georg Ranch have the same floor plans, but that is not presenting a problem. It is the intent of Ryland that the homes they build will be as custom and as large as many which are already in Georg Ranch, and will have similar property values.

Some residents expressed concerns about the Ryland Homes signs at the entrances to the development. They advertise "Georg Ranch by Ryland Homes," which is inaccurate, because Georg Ranch is not a Ryland Homes development. Ryland Homes found out also that according to Garden Ridge rules, a development is not allowed to have signs like that after 85% of the lots are sold. So Ryland Homes said that they will remove the signs.

According to Mr. Blanton, there were 289 lots developed in Georg Ranch, and only five remain unsold. The trailer which was used to sell Georg Ranch lots has been moved to the Ryland Homes area of the development. The Ryland Homes representatives said that the trailer would be there for only about four months, until their model home is built for them to sell out of.

The Georg Ranch Community Center, or Amenity Center, was planned to be built on a two-acre site in the area that is now part of the Ryland Homes section. The current plan is to build the Amenity Center on a six-acre site outside the gate along FM 3009, on the left as you enter the development. This was approved at the August, 2006, meeting of the Garden Ridge Planning and Zoning Commission. Mr. Blanton is awaiting approval by the Texas Commission on Environmental Quality (TCEQ) to start building that center. He expects it to be started in May. Some residents expressed concern that if the Amenity Center is outside the development fence, it would be available for use by anyone at any time, it would be more difficult to control, and there could be a safety hazard for children being near FM 3009. Mr. Blanton said that he will take that under consideration.

The next meeting of the Georg Ranch POA is scheduled to be held in June. The members of the Board of Directors and the Architectural Control Committee are subject to change then. The time and place will be announced to all residents.

Current Committee Members

Here are lists of the current volunteers for our Georg Ranch committees, to the best of my knowledge. It is up to the committee members, if they desire, to contact each other and arrange for any meetings and actions. If you would like to serve on one of these meetings, please contact a committee member. If there are other members of whom I am unaware, please let me know.

Amenity Center Committee: Curt Carter (538-8206), Vickie Emmons (651-4633), Gordon Hengst (264-2072), Denise Miner-Williams (651-9823), Rod & Debbie Apgar (651-3156), and Steve Freres (651-0619)

Neighborhood Watch Committee: Nancy Baker (651-4765), Karen Stocks (351-9694)

Newsletter Committee: Floyd Williams (651-9823), Victoria Bilbro (313-5683)

Resident-Owned and Resident-Recommended Businesses and Services (updated)

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.

Resident-owned:

Allstate Insurance - Patrick True Agency, insurance and financial planning, Patrick True, 566-8467

Aramendia Plumbing, John and Anne Aramendia, 654-1034

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

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

Estate Liquidation, Lynda Martinez, 651-7593

Mary Kay Cosmetics, Beauty Consultant Denise Shepherd, 651-0765

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

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

Resident-recommended:

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

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

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

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

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

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

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

Sprinkler system, APM Landscape and Design, 9124 Hampton Hills, Selma, 490-3174

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

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. Especially useful would be a reasonably priced yard care service. Please give your recommendations to Kerry Ledford at 656-1873 or at kledford@satx.rr.com.

Advertising

The prices to advertise in this newsletter are:

Quarter page: \$25, Half page: \$50, Full page: \$100. The proceeds go to the POA to help defray the reproduction and postage costs of distributing this newsletter. If you would like to advertise, please call Kerry Ledford, at 656-1873, or email me at kledford@satx.rr.com.

Property Owners Association Contact

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Newsletter Input

Your input is needed to make this newsletter a success. Please submit any articles or other input to Kerry Ledford at 656-1873 or kledford@satx.rr.com by:

<u>Issue</u>	<u>Deadline</u>
Summer	May 31
Fall	August 31

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