

Ranch Reporter



Volume II, Issue 4

Summer, 2007

Property Owners Association Annual Meeting Held

The annual meeting of the Property Owners Association (POA) of Georg Ranch was held at 7:00 p.m. on Thursday, July 26, 2007, at the Garden Ridge Community Center. The following notes from the meeting were written by Sam Stocks.

Call to order/roll call/proof of notice of meeting/reading of minutes/presidents report

Perry Blanton opened the meeting at 7:00 p.m. and stated that there was a quorum, with 39 homeowners present in person or represented by proxy. (Note: There were more than 39 people present, but each lot gets one vote.) Mr. Blanton made reference to the previous special POA meetings held in March and April regarding Ryland Homes and the location of the planned Amenity Center. He said that he had no personal preference as to the location of the Amenity Center. He said that, with the relocation of the entrance gate on Tuscan Hills Drive, both locations would be inside the gate. There will be fencing along FM 3009, put in at his expense, and it will be of the same style as the gate. The fence will have 3, 4, or 5 rails, depending on the terrain. The use of the Amenity Center would be limited to property owners and accompanied invited guests.

The Minutes of the June 15, 2006 Annual Meeting had been given to the attendees. The reading of the minutes was dispensed with and they were approved by voice vote.

Managers Report

Rodney Herrera of DAMC, the property management association for Georg Ranch, reminded homeowners/lot owners to get their personal 4-digit code for gate opening and that additional remotes are available. The code and remotes should work at both gates. (Note: there is a cost for replacement or additional remotes).

He stated that the Tuscan Hills gate relocation will be completed as soon as the weather allows. He made reference to the POA web site (www.georghanchpoa.com) and to the POA Newsletter published four times a year (Ranch Reporter - submit any articles or other input to Kerry Ledford at 656-1873 or kledford@satx.rr.com). Mr. Herrera said the newsletter list of resident-owned or recommended businesses was particularly useful.

Unfinished Business - None

New Business:

Amenity Center/Park Site Location Vote

Mr. Blanton stated "the park will be completed in the next 12 months." It will include a family pavilion, fireplace, restrooms, parking lot, play station, multi-use basketball court, and walking trails, depending on site selection. In response to a question, Mr. Blanton stated the walking trails would not be mulch, but all-weather granite/limestone. Concrete would be used only for drainage. The POA will be responsible for maintaining the Amenity Center/Park after completion. Park would look the same at both sites. He said a basketball court was preferred over a tennis court because of the higher usage. The play station will be a commercial type costing \$40,000 to \$60,000. The cost will be borne by the developer.

The choice is between a smaller site in Unit 8, 2+ acres, or a larger site in Unit 12, 6+ acres. Mr. Blanton said that if the smaller site is selected, the larger site would be platted for four lots for homes. He says he has no commitment to sell those lots to Ryland Homes. If the larger site is selected, the two lots in Unit 8 will go to Ryland Homes. (Note: By my count, that would bring Ryland Homes lots back to 36.)

Mr. Blanton stated that the larger site would allow more space for future development.

Although all questions were answered, there was no further discussion of the advantages and disadvantages of each site. Mr. Blanton called for a vote.

The vote was 23 votes for the larger site in Unit 12 and 22 votes for the smaller site in Unit 8. When asked, Mr. Blanton said the additional 6 votes from the 39 reported when the meeting began were late arrivals. (Note: I had 8 proxy votes plus our lot for a total of 9 votes. I cast all 9 votes for the smaller site. I do not know how many proxy votes Mr. Blanton had.)

Property Owners Association Board of Directors Vote

The next order of business was to vote for three people to serve on the Board of Directors. The current members of the Board of Directors, Perry Blanton, Donna Blanton, and Glenn Weichert, were on the ballot, as was Karen Stocks.

There was a call for nominations from the floor. Vann Riley and Ken Kneupper were nominated. When there were three other than the current board members, Mr. Blanton withdrew the names of the previous board members. Mr. Blanton asked for a voice vote by acclamation for the three nominees, Karen Stocks, Vann Riley, and Ken Kneupper. The vote passed with no objections.

Architectural Review Committee

The Georg Ranch Architectural Review Committee (ARC) represents the interests of the residents and must approve all building and landscape improvements and modifications. Mr. Blanton said there were three applications received for members to serve on the ARC. Exercising his options under the Declaration of Covenants, Conditions, and Restrictions, Mr. Blanton selected two property owners, Yolanda "Boots" Tollinger and Conan Fox, and himself to be members of the ARC.

(Continued on next page.)



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This space available for communication with Georg Ranch residents.

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.

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.

A Reminder from the Property Management Company

We have many levels of landscaping in Georg Ranch, from the undeveloped lots that need to be maintained like all properties, to the new homes that need to submit landscape plans and get the initial work done, to the homeowners who need to keep up their landscaping. The vast majority of properties are looking great, but we still have some yards that need work. If you live out of town, your lot must still be maintained. Call DAMC if you need a referral for lot maintenance. Don't forget your garden areas and backyard. We have received calls regarding backyards that are not being maintained.

<i>Newsletter Input</i>	<i>Advertising</i>						
<p>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:</p> <table> <thead> <tr> <th><u>Issue</u></th> <th><u>Deadline</u></th> </tr> </thead> <tbody> <tr> <td>Fall</td> <td>September 30</td> </tr> <tr> <td>Winter</td> <td>December 30</td> </tr> </tbody> </table>	<u>Issue</u>	<u>Deadline</u>	Fall	September 30	Winter	December 30	<p>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.</p>
<u>Issue</u>	<u>Deadline</u>						
Fall	September 30						
Winter	December 30						
<i>Property Owners Association Contact</i>	<i>Newsletter Contact</i>						
<p>The contact information for our POA is: Diamond Association Management & Consulting 6391 De Zavala Road, Suite 223 D San Antonio, Texas 78249 Phone: 210-561-0606 Fax: 210-690-1125 E-Mail: damctx@aol.com</p>	<p>The Writer/Editor for this newsletter is: Kerry Ledford 21921 Las Cimas Dr. Garden Ridge, TX 78266 Phone: 210-656-1873 Email: kledford@satx.rr.com</p>						