

Ranch Reporter



Volume III, Issue 1

Fall, 2007

Board Highlights

Your newly elected board began meeting monthly in August. The officers hit the ground running in the management of the Association and our concerns and welfare. The following officers were selected: Ken Kneupper serving as president, Vann Riley serving as vice president, and Karen Stocks as secretary-treasurer.

The board's first action was to enhance safety, security, and property. The old gate code of 0014 was deactivated. The function of the old code was for prospective property owners, new owners, deliveries, and construction contractors. The new gate entrance system installed over a year ago was equipped to handle individualized codes manually entered on the keypad as well as remotely by using their gate openers. Property owners select their codes, which they in-turn can share with family members and guests. The very few property owners who had not set up their own codes prior to the deactivation of the 0014 have now done so. Thus, an important step has been taken to enhance crime prevention measures and the integrity of our gated community.

Speeding in our neighborhoods, especially on Tuscan Hills, continues to be a problem. Options to curb this behavior have been recommended by property owners, including:

- 1) we, the property owners, remind ourselves, our family members, our guests, and service/construction workers that the maximum speed limit is 20 mph and is to be obeyed for safety;
- 2) enhance drivers' awareness by setting up a speed trailer to display actual speed;
- 3) install speed bumps;
- 4) publish the license plates and descriptions of violating vehicles in the newsletter; and
- 5) petition the city council to have the Police Department enforce all traffic laws within the development.

The president and vice president have had vehicles try to pass or ride their bumpers when they were driving in the development at 20 mph. The Board hopes that the first solution is sufficient to deter those who exceed the posted 20 mph speed limit.

Another area of concern is the increasing use of a neighbor's empty lot to gain access for landscaping, pool construction, dumping of materials, or other deliveries. This activity is evident by dead grass and ruts appearing throughout the development. Please help in curtailing the violation of your neighbor's property rights and get the property owner's written permission as well as be prepared to repair any damage done on another's property.

All property owners are reminded to review the Master Declaration of Covenants, Conditions and Restrictions (CCRs) in order to be knowledgeable of what is allowed within Georg Ranch. If you need a copy of these documents they are now available to download from the Georg Ranch Property Owners Association website at: <http://georghanchpoa.com>. Before you make any major changes to your property, you are required to receive the approval of the Architectural Review Committee first and then obtain a building permit from the City of Garden Ridge.

Ken, Vann, Karen

Operation: You've Got Mail!

Here is your chance to help those who are sacrificing family togetherness and much more this Christmas so that we can enjoy our freedom and prosperity.

Rod and Kim Mitchell, Georg Ranch residents, have started a program to send Christmas letters and care packages to our military members who are serving in Iraq and Afghanistan this Christmas. They feel that they and their families have been blessed, and they don't really need any more material items, so they would like to share with those who are sacrificing for all of us to maintain our freedom and way of life. They are calling this program Operation: You've Got Mail. This started as a program for just this Christmas, but is now becoming a long-term project. They are establishing their contacts through friends with loved ones overseas and the web site www.ansoldier.com, which is a non-profit organization that helps our military members overseas. This organization was recommended by a friend who is a retired Air Force Lt. General. They have also received help from schools, churches, and business.

Rod and Kim are collecting letters, items, and money, and then are packaging and shipping them. Specifically, they are requesting greeting cards (to send home), note pads, pens, #10 envelopes, male hygiene items (shaving cream, Mach III razors, and combs), female hygiene items (tampons, bath gel, scented sprays, nail polish, baby powder, lotion, nail files, pony tail holders, hair clips, and brushes), hygiene items for both (deodorant, shampoo, dental supplies, foot powder, nail clippers, tweezers), individually wrapped snacks (popcorn, chips, crackers, granola bars, energy bars, nuts, etc.), anything microwavable (soups, spaghetti, macaroni and cheese, oatmeal, noodles), peanut butter, squirt cheese, individually wrapped candy, new or used magazines, books, DVDs, CDs, puzzle books, holiday decorations, playing cards, hand-held electronic games, stick-up air fresheners, hand and foot warmers, T-shirts, socks (men's and women's), pajamas, sports bras, baby wipes, facial wipes, plastic zip lock bags, basically anything you think they could use. Since there are also military dogs working there, toys for large dogs would also be appreciated. You can call Kim at 651-0908 to have stuff picked up, contact her by email at kjmitch@satx.rr.com, or drop it off at their house at 21911 Deer Canyon Dr., just inside the Schoenthal Road exit gate.

From the POA Board

Pet owners, do you know that dogs barking at all hours of the day is a violation of the Georg Ranch covenants, conditions, and restrictions (CCR)? The city of Garden Ridge also has a noise ordinance that covers this problem. The issue of barking dogs has been brought to the attention of DAMC, the Board of Directors, and the City Administrator of Garden Ridge. All pet owners should be respectful of their neighbors' right to enjoy the peace and quiet of their home. The CCR that covers pets can be found in Article IX, Section 18, which states that "Any noise or odor emitted by, and discharge or waste from, any animal (including without limitation dogs and cats) which can be seen, heard, or smelled outside of the perimeter of subject Owner's lot shall be deemed noxious and offensive and is therefore prohibited." You can find the CCRs on the Georg Ranch POA web site, <http://georghanchpoa.com>. Your consideration of your neighbors will be appreciated by all.

Notices from the Board will be posted on the POA web site: <http://georghanchpoa.com>

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 if needed. 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

Landscaping and lawn care, B & B Landscaping and Lawn Care, complete landscaping & design, tree & shrub trimming, 637-0964.

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.

Property Owners Association Board Contacts

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Amenity Center Committee: Curt Carter,
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Safety Committee: Gerard Jolivet

Social Committee: Diana Scott,
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POA Management Company Contact

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