

Ranch Reporter



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The Bracken Volunteer Fire Department: Serving Georg Ranch

The Bracken Volunteer Fire Department serves and protects the southern portion of Comal County. Our response area extends from Bracken (FM 2252 and Cibolo Creek), north up FM 3009 to SH 46 and east along FM 482 to Krueger Canyon; including Garden Ridge, Schoenthal Ranch, El Sitio, Lewis Ranch, North Point, Trophy Oaks, Comal, Countryside, Georg Ranch, Regency Oaks, Wild Wind, Deer Park, Sierra, Seven Hills Ranch, Rockwall Ranch and the surrounding areas.

The Bracken VFD is composed of 25 active volunteer firefighters and EMTs, with a total of 2000 general members from all walks of life. The firefighters attend two fire drills a month, which are held on the second and fourth Tuesday nights of each month, and donate whatever time is necessary to respond to fire and rescue emergency calls. Additionally, the EMTs also attend training on the first Tuesday of the month. The Department averages 370 emergency calls per year, with an average of 1100 hours served, not including time spent training. The Fire Department responds to all medical emergencies to provide on-scene patient care, with Schertz EMS providing advanced care and transport to the hospital.

In an emergency, dial 9-1-1! Your 9-1-1 call will go to the Comal County Sheriff's Office, and they will dispatch Fire, EMS, and/or Police as needed.

Bracken VFD always has four full-time and twelve part-time paid personnel on duty. They work in shifts, resulting in 24-hour coverage. There are three firefighters on duty during the day Monday – Friday and two firefighters on duty nights and weekends. If you are interested in joining the fire department, helping out or otherwise offering your services, call or come by during the week or on a drill night.

One area where we rely on you to help us is driveway clearance. We need your driveway to be clear from obstacles in case we need to access your home. That includes trees and tree limbs. We need clearance of approximately 14 feet high and 14 feet wide to be able to maneuver our trucks.

If you wish to conduct a controlled burn, contact the fire department so we can log it in. Our phone numbers are (210) 651-5762 or (210) 651-0183.

The fire department is supported financially by Annual and Lifetime memberships, donations, our Annual Firefighters' Festival, our Kartoffel PufferFest in October, and the Emergency Services District #6. The Annual Firefighter's Festival occurs on the first Saturday in May and includes a raffle and live auction. The fire department operates a potato pancake booth at Wurstfest, which usually starts the last weekend of October or the first weekend of November and runs for 10 days. Help is always needed and greatly appreciated.

The Fire Department's Christmas Party is held on the first Friday of December, and all Wurstfest workers and fire Department members are invited. We provide the meal and drinks, but ask that you bring a dessert.

Bracken VFD Board Members are elected at the Department's annual meeting, which is held on the second Tuesday of October at 7: 00 pm. Dues must be paid and members must be at least 16 years old to vote. The membership year runs from January 1 to December 31. Our Board meetings are the fourth Monday of the month and are open to the public.

There are five types of memberships: Annual, Family, Lifetime, Corporate, and Lifetime Corporate. The annual memberships are \$5 per person. The family membership is \$15 per family. The lifetime membership is \$200 per person. The corporate membership is \$100 per business annually or \$1000 per business for a lifetime corporate membership.

If you need any more information, feel free to call the fire station at (210) 651-5762 or stop by.

Thank you for your support.

Reminders from the POA President:

The Property Owners Association President, Ken Kneupper, would like to remind Georg Ranch residents that the City of Garden Ridge is under Stage 1 watering restrictions, which means that all sprinkler systems must operate only between 8:00 p.m. and 10:00 a.m. In addition, all residents of Georg Ranch now have their trash pickup on Mondays and Thursdays, with recycling pickup on Thursdays.

From the Management Company

Annual Meeting - The annual meeting of the Property Owners' Association of Georg Ranch will be held on June 19, 2008, at 7:00 p.m. Notice will be sent separately through DAMC.

New Stop Sign - For any who might not have noticed, there is a new stop sign on Tuscan Hills Drive at Las Cimas Drive. That corner is now a four-way stop.

Lot Maintenance - As a reminder, the Georg Ranch Master Declaration of Covenants, Conditions, and Restrictions states that each property owner has the duty and responsibility to keep and maintain his lot, and all improvements therein and thereon, in a well maintained, safe, clean, and attractive condition at all times. Such maintenance includes the proper seeding, consistent watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery, the prompt removal of all litter, trash, refuse, and waste, and keeping lawn and garden areas alive, free of weeds, and attractive.

ARC Approval - Just as all new construction in Georg Ranch requires approval by the Architectural Review Committee (ARC), also all exterior improvements to existing structures must have ARC approval. This is an important issue to the members, the ARC, and the Board of Directors. Recently there have been a few property owners who have decided to make improvements without ARC approval. These property owners are now complying, after the fact. This type of situation is unpleasant for everyone involved. It is a waste of time, effort, and money for everyone, and in the end, the ARC is going to ensure compliance, at the additional expense of the property owner. Please obtain a Home Improvement Request form from the website, or from DAMC. A detailed plan will to be needed, including the positioning on the survey, the improvement specifications, and all materials and colors. Before you move in for new construction, you should submit your landscape plans. The ARC has 30 days to evaluate all plans. The 30 days start when the plans are submitted in full to DAMC.

As a reminder, a few example of upgrades which need ARC approval are: new construction, landscaping, sheds, detached garages, decks, pools, fences, playsets, irrigation, etc. Lastly, it is the owners responsibility to obtain City of Garden Ridge permits, and a copy of the permit should be sent to DAMC after it has been obtained. This is all in accordance with the Georg Ranch Governing Documents, which you can review at www.georghanchpoa.com

Lighting is another important issue, and property owners should obtain ARC approval for any exterior lighting. It is the responsibility of the property owner to ensure that their lighting is not illuminating anyone else's property but their own.

Amenity Center - Work has started on the basketball court at the Amenity Center. Architectural plans will be available for viewing at the Annual Meeting. There will be an open pavilion, restroom, parking, basketball court, and kids playscape.

Empty or Unimproved Lots - It is the desire of The Board of Directors that all unimproved lots be cut and maintained below 4 inches. Optimal cutting would be monthly from March through October, but the following guidelines have been established. Please review the governing documents for the full restrictions of the community. As the community continues to build out, unimproved lot maintenance will become more restrictive.

- ▶ There should be no more than one sign on any lot.
- ▶ Empty lots must be cut and maintained with a 25' perimeter from the street and surrounding lots, whether the next lot is empty or improved.
- ▶ In the event that the lot becomes a safety hazard, then the complete lot will need to be cut down below 4 inches.
- ▶ In the event that the center of the lot becomes unsightly, as determined by the Board of Directors, the lot will need to be completely cut down below 4 inches.
- ▶ There is to be no dumping on lots. It is the responsibility of the lot owner to remove any items that have been dumped. It is also illegal for anyone to dump on a private lot.
- ▶ Any limbs or debris that fall from trees on the lot must be removed immediately. In the event that any debris, limbs, or mud enter the street or a neighboring lot from your lot, the area must be immediately cleaned.

Thank you for your compliance, and for keeping up the appearance of our community.

The Georg Ranch Board of Directors

From the Georg Ranch Architectural Review Committee

The Georg Ranch Architectural Review Committee (ARC) has received many comments from homeowners about various ways to improve the curbside appeal of the neighborhood. A common comment relates the visibility of the air conditioning units on the side of the homes. As a friendly reminder the ARC makes reference to the homeowner's covenant which addresses this particular issue. All homeowners are responsible for removing from street view the air conditioning equipment. Many homeowners already comply with this requirement, and some have planted various shrubs/trees which when fully grown will comply.

The ARC would like to ask everyone to comply with this requirement, and intend on doing a standard mail for formal notice within the next two month. The aim is to target compliance by the start of September 2008.

In order to comply, an ARC form is required to be completed specifying the use of fence, wall, or landscaping method chosen to hide the equipment. Unfortunately, lattice style fencing is not an acceptable method of fencing. Refer to Design Guidelines Doc # 200006013203. According to the Master Declaration of Covenants, Conditions, and Restrictions, Article IX, Section 11, "All exterior mechanical or service equipment facilities must be enclosed within fences, walls, or landscaping so as not to be visible from the street."

In addition, residents are reminded that no fence, wall, or hedge shall be erected, placed, or altered without the approval of the ARC. No chain link fencing is allowed. Fencing exposed to a street must be masonry and/or wrought iron.

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:

Aramendia Plumbing, John and Anne Aramendia, 654-1034

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

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

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

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

Guajardo Grass and Landscaping, also sprinkler work, Gregory Guajardo, 494-8328.

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 and design, tree and 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

Pet containment, Invisible Fence of San Antonio, 979-7387, www.invisiblefence.com

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

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. Please give your recommendations to Kerry Ledford at 656-1873 or at kledford@satx.rr.com.

Bridge Club starting in Georg Ranch. If interested, please call Rose Delaney, H-455-6895 or W-249-6264.

Property Owners Association Board Contacts

President: Ken Kneupper, klkneupper@yahoo.com, 8891 Schoenthal Road, 651-1197

Vice President: Vann Riley, vriley@baishelectric.com

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POA Management Company Contact

The contact information for our POA is:

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