

Ranch Reporter



Volume III, Issue 2

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From the Property Owners Association Board of Directors

Dorothy Hopkins, the new Property Owners Association Secretary/Treasurer, was voted on by the President and Vice-President to fill the remaining term of Karen Stocks, who resigned at the end of November by email to the President. Ms. Hopkins provided the minutes of the October 2007 POA Board meeting to be posted on the POA web site (www.geogranchpoa.com). There were no meetings held in November and December. She will post the minutes of each meeting on the POA web site after they are approved at the next Board meeting.

The next Board meeting will be held February 27 at 5:30 p.m. at Vann Riley's home at the corner of Tuscan Hills and Las Cimas, on the south side of the street. All property owners are welcome to attend and observe all Board meetings. The Board has the discretion on whether or not to solicit input from the visitors. Keep in mind that parking is limited.

After much consideration, The Board of Directors decided to request that the Garden Ridge Police Department patrol and enforce all traffic violations within Georg Ranch. The President submitted a letter signed by all three of the officers to the City Administrator and approached the City Council at their December meeting. Our request was tabled at that time until we could certify that our stop signs are in compliance with TXDOT standards. The BOD will again go before the City Council at their meeting in February with notice from DAMC that the stop signs are in compliance. The Board looked at installing speed bumps, including their installation and maintenance costs. Our yearly assessment would have to go up in order to pay for and maintain the speed bumps, whereas our city taxes, which pay for city services, would stay the same. The speed trailer did nothing to deter speeding. Board members and other homeowners stated that vehicles would slow down for the trailer and then speed up again. There currently is no means within the Georg Ranch Governing Documents to assess a penalty for speeding.

The Board would like to remind property owners that Article IX, Protective Covenants, Section 6 states the following: Under no circumstances or conditions shall any automobile or vehicle be parked on a non-paved portion of any lot. Crushed granite does not meet the paved requirement of this Article and Section.

Pet owners who walk their dogs outside their property lines must have a "poop-er scooper" with them at all times to clean up after their pet. It has been reported that this not being done, and the leavings of some pets are being found by property owners. Article IX, Section 18, Pets, covers this situation. You would not appreciate someone allowing their pet to do this on your lawn. This could kill the grass or plants.

Mr. Blanton has broken ground for the Amenity Center just inside the Tuscan Hills gate off of FM 3009. Please email the Board of Directors, the social committee, or the amenity center committee if you would like to have a ribbon cutting ceremony. We will organize this event if there is substantial interest.

Please keep a watchful eye on your neighbor's home, whether they live there or if it is being built. Some homes that are near completion have been broken into. Another gated community in Garden Ridge has experienced home break-ins. Please call the Garden Ridge Police Department if you see anything suspicious, and they will respond and check it out.

Ken, Vann, Dorothy

From the Management Company

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.

Garden Ridge Citizen Police Academy class to start February 7

The Garden Ridge Police Department and Garden Ridge Citizen Police Academy Alumni Association are proud to announce that the next Citizen Police Academy class will begin Thursday, February 7. This informative, worthwhile, and free class will meet from 7-10 p.m. Thursday evenings in the Community Center and will run for eight weeks. The program will consist of talks and demonstrations by Garden Ridge Police Officers and other experts on various subjects, and will include such topics as police responsibilities and jurisdiction, myths about the police, the Texas Penal Code, criminal procedures, traffic laws and related mis-information, illegal drugs, tasers, local crime problems, and other relevant subjects. The students will also have an opportunity to shoot police pistols at a firing range. The class will end with a graduation dinner. Graduates of the CPA class will be eligible to join the Alumni Association and assist the Police Department by participating in **Cellular on Patrol** rides throughout the city.

If you have questions about the program, or to sign up, please contact Lt. Gary Johnson at 651-6441.

Editor's Note: I took this class about two years ago, enjoyed it very much, and found it to be very worthwhile. If you plan on making Garden Ridge your home, it is worth your time to meet our Police Department and other city residents, learn more about our city, and become involved in city activities.

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
- 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
- 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.

Property Owners Association Board Contacts

- President:** Ken Kneupper, klkneupper@yahoo.com, 8891 Schoenthal Road, 651-1197
- Vice President:** Vann Riley, vriley@baishelectric.com
- Secretary/Treasurer:** Dorothy Hopkins, pinky5754@aol.com
- Web site:** <http://www.georghanchpoa.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
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Committee Chairpersons

- Amenity Center Committee:** Curt Carter, curtcarter@satx.rr.com, 538-8206
- Safety Committee:** Gerard Jolivet, blessedlagator@aol.com, 651-0099
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