

Ranch Reporter



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Georg Ranch Controversy!

Below is a letter to the Georg Ranch community by a resident. A response by Vann Riley, the President of the Board of Directors of the Georg Ranch Property Owners Association, is on the next page.

25 January 2009

An Open Letter to Georg Ranch Residents

Most of us are already aware the Garden Ridge police have been patrolling Georg Ranch, a condition resulting from our Property Owners Association vote last spring to raise the speed limit in Georg Ranch to 30 mph. What you may not know, though, is that the police have been staking out the Tuscan Hills – Las Cimas intersection where the four-way stop sign is located, deliberately targeting the Georg Ranch residents who live south and west of that intersection. Perhaps you, like me, have already been victimized by this action.

When I was stopped, the patrolman advised me they were watching that intersection after receiving complaints from some of our residents; but I quickly dismissed that statement in utter disbelief that any of our good neighbors would do such a shameful thing. I am, however, appalled by the tactics employed by the police. If their intent was to deter drivers from allegedly ignoring the stop sign, then why not park their vehicles right at that corner in full view of anyone traversing the intersection.

The patrolman may also claim to have a videotape as evidence of you allegedly ignoring the stop sign. However, while a videotape may exist, it is of such poor quality, taken from a considerable distance, and at such a bad angle that the view of the intersection is obscured by trees. If it were a football replay, the best an NFL referee could say about the tape is that it is “inconclusive,” unable to definitively show that a vehicle stopped or not.

The four-way stop sign has been up at that intersection for several months now. If a driver should completely ignore the sign without ever touching the brakes, then the patrolman’s actions would be fully justified; be we, the Georg Ranch residents, know that’s hardly the case, don’t we. Nevertheless, I caution residents who frequently use that intersection to beware -- it’s not a matter of “if” you will be stopped for allegedly ignoring the stop sign, but “when.” When that occurs, you’ll remember this letter -- \$172 later.

Pray for our Garden Ridge police force that they may serve first the citizens of Garden Ridge responsibly, with common sense and mature judgment, and that their behavior and actions would not further tarnish their character or reputation.

//signed//

Joseph Marchino
Resident, Georg Ranch

Counterpoint to “An Open Letter to Georg Ranch Residents”

February 4, 2009

As a resident of Georg Ranch, and current President of the Board of Directors (BOD) of the Property Owners Association (POA), I believe it is my obligation to provide a counterpoint to the issues discussed in “An Open Letter to Georg Ranch Residents” submitted by Mr. Joseph Marchino.

By a majority vote of the members of the POA, which includes all property owners in Georg Ranch, whether or not they currently reside here, the BOD requested that the City of Garden Ridge provide enforcement of all traffic laws in our community. This was driven by resident concerns regarding safety due to speeding and other blatant violations of traffic controls in our community. That request came with a couple of requirements from the city before an ordinance could be drafted. First, we had to increase the posted speed limit from 20 to 30 MPH to fall in line with the minimum speed limit within the City of Garden Ridge. Second, a survey had to be conducted by the city’s engineer to determine what, if any, improvements or modifications may be required for safety and traffic enforcement purposes. The results from that survey required that some of the existing signs be moved closer to the street, some additional signs be added (mostly Keep Right signs at islands), and last but not least, the intersection at Tuscan Hills and Las Cimas Drive be changed to a 4-way stop based on the sight distance and the increased speed. Increasing the speed limit to 30 MPH was never the issue at hand regarding the vote.

As I stated in the opening of this letter, I am a resident of Georg Ranch and I live at the intersection of Las Cimas and Tuscan Hills, where I witness this stop sign being run on a daily basis. For clarification, running means anything from slowing down and rolling through it slowly, to absolutely ignoring the sign all together. My wife and I spend a good deal of time in my yard, and we, like many residents in Georg Ranch, have a young child that likes to play outside, which sometimes includes riding his bicycle or scooter around the neighborhood or to his friends houses. Residents, Guests, Contractors, or anyone else that disobey the traffic laws when driving in Georg Ranch increase the possibility of injury to myself, my wife, my children, his friends, or any of our residents that may be out on the streets. I personally find it very hard to believe that any action by any of our residents that ultimately results in making our neighborhood safer could ever be deemed a shameful thing.

I applaud the Garden Ridge Police for their increased patrols of this intersection, and our community as a whole, and hope that it will ultimately lead to a significant decrease in the number of violations that occur here each and every day. I would simply encourage all of our residents, guests, and contractors to follow the traffic laws within our community.

Vann Riley
President, Board of Directors
Georg Ranch Property Owners Association

Thanks from the Board

The Board of Directors would like to thank Diana Scott for her service as the Chairperson of the Social Committee. She did an outstanding job of organizing, planning, and hosting the Grand Opening Ceremony for the Amenity Center. Everyone who attended the event said that they enjoyed themselves immensely. There is now a void and big shoes to be filled by another volunteer. Please contact Rodney at DAMC if you are interested in being the Chairperson of this committee. Once again, a very big THANK YOU to Diana Scott.

Another Response, by Ken Kneupper

I feel the need to respond to Mr. Marchino's open letter to Georg Ranch residents. My first response to your letter is that I am ashamed that I did not think about calling the police department complaining about everyone who seems to think that the word STOP does not mean "stop" or applies to them at almost all of our stop signs in Georg Ranch unless it means hitting another vehicle. I live on Schoenthal Road, but as POA Board member I do drive throughout Georg Ranch quite often. I have not taken the time to count the number of residents who roll through the stop signs, some slow down to a slow roll, and others who do not bother to even slow down. I was wondering how shameful it would be if someone failed to call the police if I saw someone breaking into a home, or someone driving under the influence of drugs or alcohol, or someone stealing something from someone's future home under construction. I would like to know what laws the police should enforce in our community, city, state and nation. There was no speed limit in Georg Ranch prior to the police enforcement or obeying stop traffic signs. Yes, there was a posted speed limit, but there were some who would tailgate you if drove the speed limit. A vast majority of folks drove 30 MPH or higher.

I feel that our police officers do act professionally. I have stopped and talked to them when they are stopped within Georg Ranch or elsewhere. They have always answered my questions in a very professional manner. I would like for it to be known that Garden Ridge has my vote of confidence and appreciation. I understand that you did not receive the results that you were seeking, but the real question here is: Did you come to a complete STOP or just roll through the stop sign? I am willing to wager that this was not the first time that you did not stop at that or other stop signs in Georg Ranch.

My last comment on this issue is that you should run for the Board of Directors this year. If you are elected, then you can vote to change all the stop signs to YIELD signs in Georg Ranch. You would never have to come to a complete stop then anywhere in Georg Ranch.

Ken Kneupper
First Vice President
Georg Ranch Property Owners Association

Show Your Patriotism! - Georg Ranch Flag Program

Kerry Ledford, a resident of Georg Ranch and the writer of this newsletter, has program to display the American flag through the local Knights of Columbus Council that he is a member of. For \$24 per year, Kerry will put a 1-foot piece of PVC pipe in your front yard, and then on six holidays per year will come around sunrise and put a 10-foot flag pole with an American flag in that hole, and then pick it up around sunset. The six holidays are Memorial Day, Flag Day, Independence Day, Labor Day, Columbus Day, and Veterans Day. This Knights of Columbus Council puts out over 100 flags on these holidays, mostly in Schertz and Live Oak. You might have seen these flags displayed at the Forum if you have been there on one of these holidays. The profits from this program go to charitable causes in our community. If you are interested in participating in this program, please contact Kerry at 656-1873 or kledford@satx.rr.com. See the attached flyer for more information.

Georg Ranch Spring Clean-up Day set for May 2

The Georg Ranch Beautification Committee is sponsoring a Georg Ranch Spring Clean-up Day on Saturday, May 2, starting at 8:00 a.m. at the Amenity Center. There will be coffee and snacks, and residents will have an opportunity to meet and interact with the Georg Ranch POA Board of Directors, to join a committee, and to discuss topics of interest with members of the Architectural Review Committee (ARC). Mustang Equipment will have a lawn equipment display and representatives to talk about their services and new lawn equipment. There will also be professional landscapers available to answer your questions about yard maintenance and improvement, and a Goodwill Industries truck to take away your unwanted furniture and other household items. It will also be an opportunity for you to meet some of your neighbors over a cup of coffee. We want to ensure that Georg Ranch continues to be a safe and attractive neighborhood for all of us, with residents and property owners committed to the values and standards that will make Georg Ranch the preferred place to live in Garden Ridge.

Donating Blood at BAMC, by Ken Kneupper

I am challenging all of the residents of Georg Ranch to be a super hero and lifesaver. I am a blood donor at Fort Sam Houston and invite all of you who are medically and physically able to donate your blood at BAMC/ Fort Sam Houston. We have all seen on the news that many patients are life-flighted to BAMC, and a lot of them require blood or blood products. Our HEROS in Iraq and Afghanistan also use a lot of blood or blood products. Those of us who have seen a service member missing one or more limbs may not know that the service member required four units of blood per amputated limb in order to save his or her life. That blood comes either from the military blood banks or from the wounded person's family and friends. BAMC AND Wilford Hall must BUY blood or blood products from the civilian blood banks when their shelves are empty. A large portion of the active duty military cannot donate blood because they have been deployed to Iraq or Afghanistan or to certain other overseas assignments. The rules prohibiting them from donating are established by the federal government. I am currently working on my 45th gallon donation, and I donate platelets, which takes about two or more hours.

The blood donor center at BAMC is called the Akeroyd Blood Donor Center. It is located in building 1240 on Harney Road, near the post library. The staff can be reached by calling 210-295-4655 or 4989. The operating hours are typically 0730 to 1400 for walk-in donations. The reason they close at 1400 is because they do blood drives at 0430 for the soldiers in training, but other arrangements can be made if someone were to call and make an appointment. The staff at the donor center are very friendly and enjoy their jobs. I would be more than happy to spend some time with you answering any questions that you may have about the process. Please feel free to call me or stop by and visit with me at my home.

Ken Kneupper, 651-1197

Reminders to residents from the Architectural Review Committee (ARC)

Here is a special reminder for homeowners just moving into a new home. You need to get your landscaping plans submitted and the landscaping completed within 90 days. Also note that even if the builder has already installed some landscaping, you still need to submit an ARC application for any additional landscaping. The builder's original landscape application does not cover the homeowner from needing permission for adding additional landscaping.

All residents must remember that if you make any significant changes to your house or lot, you need to get permission from the ARC. You can get a Home Improvement Request Form on the POA web site, www.georghpochpoa.com. Copies of the covenants/restrictions and bylaws are also available on that site. (New guidelines are expected to be available on the web site soon.)

Resident Input Sought Regarding Amenity Center Rules

The rules for the use of the Georg Ranch Amenity Center are still being refined, but should be ready soon. They will be posted on the Georg Ranch Property Owners Association web site: www.georghpochpoa.com. The Amenity Center Committee is asking for resident suggestions for these rules. Please submit any suggestions to Patty Lamberson at pattylamberson@gmail.com.

Thanks for the Decorations!

I would like to express my thanks and appreciation to everyone who decorated their homes and yards for the holidays. My wife spent a very pleasant evening driving through Georg Ranch and looking at the decorations. We had to drive very slowly in order to enjoy and admire everyone's decorations. I know that it took a lot of time and effort to put up your masterpieces. I know that I speak for all of the Board of Directors when I send you a big thank you for your labor of love.

Ken Kneupper

New Georg Ranch Residents

Christopher & Juanita Cormier, 22310 Larmona Cove; Thomas & Paula Renken, 8922 Tuscan Hills; Karen Adams, 9010 Cinnabar Court; Victor & Rosalinda Rodriguez, 21926 Paseo Corto Drive; Earl & Claudia McCallum Jr., 9007 Cinnabar Court; Veronica Perez, 22306 Larmona; Jesus & Linda Valdez, 9035 Cinnabar Court; David and Tracey Sherman, 21927 Las Cimas.

Garden Ridge Elementary School to be Built



An elementary school will soon be built in Garden Ridge. Construction will start on Garden Ridge Elementary School in May, 2009, and is scheduled to be completed in August, 2010. As can be seen in the picture above, the school will be at the corner of FM 3009 and Municipal Drive, across Municipal Drive from the current City Hall and Community Center (at the bottom of the picture).

Deer Resistant Plants

For those of you who would like to add plants to your landscape this spring, here are a couple of websites which have lists of deer resistant plants: <http://aggie-horticulture.tamu.edu/aransas/deer.htm>, <http://www.hillcountryhome.com/docs/deer-resistant.pdf>.

Other Notes

The Board approved the installation of a street light at the corner of FM 3009 and Tuscan Hills. This should make that intersection more visible and safer in the evenings.

The Board would like to remind residents that overnight parking on the street is prohibited.

If you would like to write an article or have a suggestion for an article for this newsletter, please contact Kerry Ledford at 656-1873 or kledford@satx.rr.com Your input is appreciated.

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.

Century 21 Realty, real estate agent and professional home stager, Denise Shepherd, 274-1910.

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.

Karlton Travel, travel agency, Tony and Karla Silva, www.Karltontravel.com.

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.

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