

Ranch Reporter



Volume IV, Issue 4

Summer, 2009

Lot Maintenance

The Georg Ranch Property Owners Association Board of Directors is working with the City of Garden Ridge to find agreement and develop a common expectation for lot maintenance requirements in Georg Ranch. The current policy is that the complete lot must be cut and maintained. The grass must be kept under 12 inches, and all debris must be removed from the lot. This was also brought up at the last POA meeting. More information is also available on the Georg Ranch POA web site at www.georghanchpoa.com

The Board is also working diligently to improve the islands in terms of aesthetics and maintenance costs when it comes to the water restrictions that are in place. From the appearance to the water savings and reduced equipment failure, it has been the Board's goal to beautify the community while taking into account the reality of the water restrictions that we may all be living with for years to come.

Finally, many lots have drainage and easement rights on their property. It is the responsibility of the owner of the lot to maintain these areas on their private lots. The Association maintains the Georg Ranch common areas, including the greenbelt areas and common drainage areas, but not the drainage areas that are on private lots. Please maintain these areas and ensure that any improvements that are made do not impede these areas. Thanks, and have a safe summer. DAMC

Georg Ranch Police Calls

The chart below shows the Garden Ridge Police Department calls to Georg Ranch from January 1 - August 4, 2009.

Stage 2 water violations.....	44	Welfare concern.....	2
Other code violations.....	30	Burglary of habitation.	1
Alarm calls.....	30	Burglary of vehicle (unknown location). ...	1
Suspicious activity.....	14	Theft of landscape materials.	1
Agency assist (Fire/EMS).	8	Criminal trespass notice.....	1
Suspicious vehicle.	7	Gas leak	1
Animal calls.....	6	Criminal mischief.....	1
911 calls (misdials).	5	Residential fire.....	1
Disturbance.	4	Mail box damage (vehicle/accidental).....	1
Arrests (no driver's license or DLWI).....	3	Identity theft.....	1
Public assist.	3	TOTAL CALLS.....	165

According to Detective Donna O'Connor of the GRPD, "The suspicious vehicle calls are evidence that the residents are being observant and reporting, which we genuinely appreciate. The working relationship between the Police Department and the residents has proven to be a deterrent. Thanks for your support."

Reminders to residents

- ✓ The POA Board voted to disable the gate code device at the Schoenthal-Deer Canyon entrance starting Oct. 1. After that date, anyone entering will need a gate remote. This is to limit the construction traffic to the Tuscan Hills entrance.
- ✓ Remember to not feed the deer. Feeding them is not good for them in several ways.
- ✓ Residents should try to avoid parking in the street at all, and should tell their guests not to park there. Overnight parking on the street is not permitted. If someone is visiting, they should park in the driveway. Cars are also not permitted to block other properties or the entrance or exit to the development.
- ✓ Once Georg Ranch is built out, there will be fewer construction issues to deal with, but as construction takes place there are issues on both sides. A current problem is residents using construction dumpsters. The builders are required to have these dumpsters for their construction purposes. When a resident uses the dumpster, it costs the builder money, and can lead to a less desirable construction site. When the builders cannot dump their trash because the dumpsters are full of garbage bags, furniture, etc., then they have to leave the construction trash out until the next trash removal takes place. This is no different than illegal dumping on a lot. Please do not do this, and let us know if you see residents illegally dumping. Thank you for your cooperation.
- ✓ Please see the attached flyers concerning the Garden Ridge Lions Club Fish Fry, Bar-B-Q, and Auction, on Oct. 3, and the Garden Ridge Women's Club Holiday A'Fair Marketplace, on October 17.

Christmas Party!

The Georg Ranch POA will be having a Christmas/holiday party tentatively scheduled to be held at the Amenity Center on Dec. 19. Ken Kneupper has volunteered to be the point of contact/chairperson for this event until there is another volunteer. Ken would greatly appreciate some ideas to make this a wonderful event for the young and young-at-heart residents of Georg Ranch. Anyone who would like to help with the party please contact Ken at 651-1197 home or by cell at 210-860-4858, email at klkneupper@yahoo.com, or leave a message in the paper tube atop the mail boxes at 8891 Schoenthal Rd. There will be more information on the Georg Ranch web page or in the next newsletter before the party.

New Georg Ranch Residents

Anthony and Linda Bishop, 22184 Quiet Moon; Milton and Bernie Fields, 21919 Pesa Cove; Steve Harris, 9014 Cinnabar Court; James and Krista Hunter, 21919 Cristobal Drive; David and Elsa Luna, 9111 Cinnabar Court; Richard and Sally Pierce, 9031 Cinnabar Court; Thomas and Debra Powell, 8915 Sonata Court; Kenneth Reneau and Julie Craighead, 22022 Deer Canyon; Steven and Deborah Van Straten, 22168 Via Posada Drive; Robert Williams III, 22407 Oro Viejo Court; Shawn and Bernice Willis, 22119 Cristobal Drive.

POA Board Contacts

President: Luke Green, lgreen8@satx.rr.com
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2nd Vice President: Ernest Valdez,
evaldezattorney@sbcglobal.net
Treasurer: Ken Kneupper, klkneupper@yahoo.com
Secretary: 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

Phone: 210-561-0606 Fax: 210-690-1125
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Committee Chairpersons

Amenity Center Committee: Patty Lamberson, pattylamberson@gmail.com
Safety Committee: Open.

Social Committee: Open.

Newsletter Contact

The Writer/Editor for this newsletter is:
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Kerry is available for writing and editing work.

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 or the writer/editor of this newsletter.

Resident-owned:

Aramendia Plumbing, John and Anne Aramendia, 654-1034.
Century 21 Realty, real estate agent and professional home stager, Denise Shepherd, 274-1910.
David Ballard, CFP, ChFC, CMFC, Financial advisor, Waddell & Reed, Inc., 826-0685, x102.
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.
Pet sitting, Michael Kirchofer, age 13. Will feed, water, brush, and play with. \$5/day. 462-7103.
Schertz Chiropractic, by Shipley's Donuts near I-35 and FM 3009, 646-6000.
Superior Homes Realty, Rose Delaney, Owner/Broker, 455-6895.
Ernest G. Valdez, Attorney at Law, 1616 Broadway, San Antonio, 223-1776.
Voter registration - Denise Miner-Williams, a resident and deputy voter registrar, will provide help if needed. 651-9823.

Resident-recommended:

Affordable Blinds, Don Dickey, 654-6600 or 830-980-8092.
APM Landscape and Design, including sprinkler systems, 9124 Hampton Hills, Selma, 490-3174.
B & B Landscaping and Lawn Care, landscaping and design, tree and shrub trimming, 637-0694.
Billy's Window Cleaning, window/mirror cleaning, power washing. 287-8433.
Expert Lawn Service, Michael Howard, 263-9612. Good work, very reasonable.
Five-Star Home Inspections, Mark Eberwine, 654-8833.
Garden Ridge Pet Sitter, Tami and Scott Schmitz, 651-6035.
Guajardo Grass and Landscaping, also sprinkler work, Gregory Guajardo, 494-8328.
Lone Star Tile and Grout Cleaning, Cleaning, sealing, and polishing of hard surfaces. 375-5229.
Michael Howard, expert lawn service, 263-9612. Good work and very reasonable.
Invisible Fence of San Antonio (pet containment), 979-7387, www.invisiblefence.com.
Landscapes by Johnson, Jerry Johnson, 410-7347.
Master Service Pest Control, 410 E. Lindbergh Blvd., Universal City, 659-3875.
Mr. & Mrs. Alba, housecleaning,, 662-9564.
Mr. Erwin, Inc., air conditioning and heating, 1008 Beckett St., San Antonio, 349-4081.
Seal It International, deck sanding, staining, and sealing. Terry and Cincy Beall, 219-8419, www.callsealit.com/sa.
Sterling Group Realty, Scott Varney, 17156 IH-35 N, Schertz, 945-2230.
TC Heating and Air Conditioning, 325-5014. Fast response, good service at a reasonable price.
Tri-County Sprinklers, 403-3898.
Ultra Power Service, lawn mower repair, 116 E. Lindbergh Blvd., Universal City, 658-8850.
Vacek Home Visions, home network/communications/security, 159 Louisiana Ave., N.B., (830) 708-1426.
Water softener/filter, BioTech Water Researchers, Hank Deutsch, 12612 Nacogdoches, San Antonio, 599-0048.
Westlund's Pest Control, 830-931-6330.

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.