

Ranch Reporter



Volume V, Issue 4

April, 2011

City Election Candidate Information

I asked the candidates for the coming city election to provide me with information for this newsletter so that I could provide the residents of Georg Ranch with information about the candidates so that they could cast more informed votes. I asked the candidates to limit their input to 500 words. Some candidates asked me what kind of information I wanted, and I told them that information about their background, their goals for the city, and their stance on any particular issues might be appropriate. Below is the input I received from each candidate, provided for your information.

Mayor of Garden Ridge

Ed Ford - Thank you for taking the time to read this and for your consideration of my candidacy to be our next Mayor of Garden Ridge. I truly hope to earn your support and vote in the upcoming election!

The primary reason I am running is a strong desire to put my extensive experience to work 'As a resident, for all the residents'. With over 40 years as a city engineer, and more than 30 years running my own engineering company, I am well qualified to address the challenges facing our city while upholding this principle duty - to protect the health, safety, and quality of life for all our residents.

We face significant challenges in the areas of growth, infrastructure, and even a fragmented sense of community between subdivisions. I believe my engineering experience of designing solutions for many neighbor cities (Schertz, Cibolo, Kirby, Converse, and others) and as a successful business owner (Ford Engineering, Inc. named 'Best Place to Work' in 2006 SA Business Journal), makes me uniquely qualified to lead at this time.

There are several key issues facing our city, but water quality, supply, & cost are arguably the most important. Our primary source, the Trinity Aquifer, is inferior in quality, insufficient in supply - per TCEQ standards, and while owned by the city our rates are tied to the Edwards J-17 well with 100-200% surcharges added to stair-stepped cost/usage rates. In short, we pay a premium price for sub-standard water. This is completely unnecessary when we could be on the Carrizo Aquifer enjoying high quality water, set rates without usage restrictions, and more than enough water to supply our city's ultimate build-out. Our current leadership has steadfastly refused to pursue this opportunity. If elected, I will.

The FM 3009/FM 2252 interchange is another example of poor infrastructure planning. The original design called for a bridge structure over FM 2252, allowing free flow of traffic instead of the current four way stoplights. Another option would have carried a 5-lane road w/turn lanes through the intersection, transitioning back into the existing roadway at Meadow Rue. A last-resort option was to terminate the project at FM 2252. The first two options required 10% cost participation by Garden Ridge; a small price to pay for what would have been a lifetime investment in a long-term solution. Garden Ridge refused to participate in any option that required money. This will become one of our biggest nightmares as traffic continues to stack on FM2252 & FM3009.

Clearly, mistakes have been made and opportunities missed that leave us facing serious, and in my opinion, unnecessary challenges. I agree with those who say 'change for the sake of change alone, doesn't always work as intended'. Still, after 14 years, I trust many will agree it is time for a change in leadership and attitude at City Hall. I love Garden Ridge and look forward to leading responsibly, professionally, and cost-effectively. I stand excited and ready to serve you! Please Vote 'Ed Ford' for Mayor of Garden Ridge.

Jay Feibelman - Jay Feibelman is currently Mayor of the City of Garden Ridge and has served in that

capacity since 1997 after two years on the City Council. The years have produced pro-active actions and results ranging from water sufficiency to a Community Center, City Complex, City Library and much more. The City remains financially stable with low debt service, ample monetary reserves with a tax rate less than 1997, remaining on a steady course into the future. Jay has vast experience with the City, its history and problems, having been a resident for 17 years. He is a retired Air Force Colonel (over 30 years active duty) having started his career as an enlisted Air Traffic Controller at Randolph AFB. He holds a Masters Degree in Public Administration, a city management oriented Degree He and his wife Nancy Sue of 53 years graduated from Trinity University in San Antonio. He possesses the corporate knowledge regarding issues confronting the City and asks for your support for two more years to serve the the citizens of Garden Ridge.

Gary Wolfe - QUESTION #1 - Why I am seeking office?

I am seeking this office to provide leadership, management, and accountability of our city government for our citizens.

QUESTION #2 - Background

- Government Contracting Officer over 10 years. Managed real estate and civil infrastructure, and utility construction and consumption contracts.
- Former President Crownhill Park Homeowners' Association, San Antonio, TX. Also, served on Governmental Affairs Committee working with other neighborhoods and our city councilman.
- Small businessman with interests in real estate, energy, agriculture, and banking in Texas and Colorado.

QUESTION #3 - What is the most important issue facing the city?

Two issues are of equal importance.

- A. Water-Explore all, and I mean all, available options to provide Garden Ridge with adequate, reasonable water resources now and for the foreseeable future.
- B. Fiscal Responsibility-100% review/justification of all city functions including revenues and expenditures. Minimize liabilities and maximize self-sufficiency.

QUESTION #4 - How would I feel about Comal County governments working together on water resource planning?

I totally support Comal County city governments working together to plan for sufficient water resources. If we don't do it now voluntarily, it will probably be forced on us in the future through legislation or litigation. If that happens, we probably will have little say in the final decisions and outcomes. We need to be proactive on this to have as much say about our future water resources as we can.

Sincerely,
G. Wolfe

City Council, Place 2

Bobby Roberts - My Service to Garden Ridge:

I have had the honor to represent to residents of Garden Ridge for the past 12 years on the Garden Ridge City Council, and previously, a year on the Garden Ridge Planning and Zoning Commission. In the past 12 years we have seen: a new City Hall; a new City Library; a new Public Works Compound complete with an indoor/outdoor animal control facility; a new railroad overpass on FM 3009; a new grade school; a new City Community Center; developed a Trinity well as our primary source of water reducing our reliance on the Edwards Aquifer; gained a superior water rating; our City bond rating has increased from a B to AA-; and we have done numerous other improvements, all while maintaining one of the area's lowest tax rates. Our annual City audits have consistently found Garden Ridge in excellent financial shape.

Check my voting record. I strive for the minimum amount of ordinances necessary for a safe and healthy city. I consistently support the recommendations of our volunteer, resident run committees and commissions (Planning and Zoning, Quarry, Water, and Impact Fee).

Challenges are a part of life and our City is not free from them. Garden Ridge continues to meet each challenge with patience, wisdom, and perseverance. I have no private agendas, no special interests; I'm simply here to serve the residents. My goal is the betterment of our community through service. I've served community

for more than 12 years. Once re-elected, I will remain steadfast in serving our community.

My Key Issues:

- Continue to develop and secure ample water resources for our residents, for today and for the future
- Provide quality public facilities and infrastructure
- Maintain safety and security for every resident
- Continue to provide city services, with quality second to none, to all residents
- Maintain low property taxes
- Develop additional flood control infrastructure to protect our homes and community
- Continue to build our city's exceptional financial solvency throughout our city's development

My Family:

- My beautiful wife of 32 years, Kimberley, has volunteered and was a long term substitute teacher at the Comal Elementary school, and now is the office manager at Northeast Bible Church, here in Garden Ridge
- Our eldest son graduated from Canyon High School, then from the US Air Force Academy in Aeronautical Engineering, served as an F-15C fighter pilot, and is now a program manager at a private aeronautical design firm
- Our second son graduated from Canyon High School, then from West Point in pre-med, and is finishing up medical school to become an Army doctor
- Our third son graduated from Canyon High School, then from West Point in Economics, and is stationed at Fort Hood as an Army Artillery Officer
- Our fourth son is a Junior at Canyon High School, plays football, runs track, and is on the command staff of the JROTC

Andrew Dalton - Occupation, Employer: Senior Counsel, Valero Energy Corporation

Education: University at Albany, B.A. (History), 1994; University of Dayton School of Law, J.D., Cum Laude, 1997; The George Washington University School of Law, Master of Laws, with Highest Honors, 2000.

Hometown: Brooklyn, New York.

Family: My wife Jennifer (a native of Kingsbury, Texas) is a registered nurse and is currently staying at home to raise our three wonderful little girls, Delany (6), Taylor (4) and Alexis (7 months). Delany attends Kindergarten at Garden Ridge Elementary School and Taylor attends pre-school at the Bracken United Methodist Church.

Civic Involvement: Bracken United Methodist Church; Garden Ridge Quarry Commission; President, Wild Wind Homeowners Association; Board Member, Electric Reliability Council of Texas; Garden Ridge Lion's Club (new member).

Issues:

Between 2000 and 2010, Garden Ridge's population grew from 1,882 to 3,259, and we continue to grow. We need a comprehensive plan to manage growth and enhance our quality of life.

We already missed an opportunity to alleviate future traffic congestion at the FM 2252/3009 intersection when Garden Ridge asked TXDOT to scale back the ongoing FM 3009 expansion project. Originally, FM 3009 was going to be expanded to 4 lanes through the FM 2252 intersection and into Garden Ridge. However, due to the potential cost of moving some water lines, the City asked TXDOT to stop the expansion project at FM 2252. This decision likely saved the City some money, but also reduced the capacity of the new intersection, because now only one lane of traffic (instead of two) can move through the intersection on each green light. This will increase traffic congestion notwithstanding the improvements to FM 3009.

I believe Garden Ridge should have either moved those water lines or evaluated whether the lines were in good enough condition to allow TXDOT to pave over them. At the same time funds were not committed to the FM 3009 expansion, our City Council committed over \$500,000.00 to drilling a second well in the Trinity Aquifer, which ultimately proved unsuccessful. However, we did not need that second well, as our City currently has excess water rights in the Edwards Aquifer. This second well, even if successful, would have also further committed our City to a stressed aquifer that will likely be a regulated resource in Comal County in the near future. I believe our tax dollars would have been better spent evaluating or improving our water system while also reducing traffic congestion in connection with the FM 3009 project, instead of drilling a second well

that we did not need.

I support the City Council's decision to drill our existing Trinity well back in the early 2000s, which continues to be our primary water source. However, because the state is currently working to regulate the Trinity in Comal County, we need to make sure future regulations do not adversely affect our continued access to the Trinity. The future limitations of the Trinity also give us an incentive to diversify our water supply in the most cost-effective manner possible.

I believe we must focus on developing integrated, cost-effective long-term solutions that improve our infrastructure and enhance our quality of life. The business sense, experience and strategic focus I have developed during my career at Valero, as Board Member of the Electric Reliability Council of Texas (ERCOT) and as an active member of our community give me unique skills and perspectives that will help our City Council make better decisions. We must address the complicated issues facing our City in a thoughtful and fiscally responsible manner. We need new ideas and new energy to successfully plan for our City's future, and that is exactly what I will bring to our City Council. To learn more about me please visit www.electdalton.com.

City Council, Place 3

“Jim” Young -

- Resident of Garden Ridge for over 20 years
- Family: Married 26 years to Trellis Grimes, Lt Col (ret), USAF, of Atlanta, GA, Daughter: Natalie Young, who lives in San Jose, CA; Son: SMSgt (select) James Young, Mildenhall AB England, and three grandkids
- Retired Colonel, USAF, with over 30 years experience in human resources
- BA Personnel Management - Univ of Nebraska
- MA Public Administration - Ball State Univ
- Past President, Garden Ridge Lions Club
- Past President, Forest Waters Club
- Past Vice President for the Forest Waters Neighborhood Association
- I am a Graduate of the first class of our "Garden Ridge Citizens Police Academy"
- Active participate in the Citizens on Patrol program, better known as COP on patrol
- I am an active member of Resurrection Baptist Church, where I am a member of the Male Choir

I am coming up on my 7th term for re-election. I know for some people that may seem like a while, but if you look at the city, I think we can all agree that continuity is how we got here. The mayor and council have accomplished some great things for this fine community. Not to do a long laundry list of our many accomplishments, but two that our residents see daily are:

- The first public school to Garden Ridge
- A million gallon water storage tank

At present we have an adequate water supply for current and future needs; we continue to look for new sources of water to accommodate future growth. The Edwards Aquifer was our main source of water until we drilled a well into the Trinity Aquifer and obtained a second source of water. The Trinity is now our main source. I will continue to seek out additional sources of water to accommodate the growth of our city.

Additionally, my goals are to continue to work to keep our city tax rates low; keep a constant watch on the city's growth and infrastructure to ensure adequate support; and maintain the city's safety. Through my strong leadership and impartially, I will represent the interests of all citizens and make sound decisions based on all the facts brought before the Council.

I welcome another opportunity to serve. I look forward to continuing to make informed, responsible decisions concerning the future of our City of Garden Ridge.

Ron Heller - I am running for Councilman - Place 3 and I would appreciate your vote.

Let's stop the "Rubber Stamp" of our city officials!

Together we can - I want to represent you, the citizens.

I have been in some type of audio visual for years. I graduated from Rochester Institute of Technology with

a degree in commercial and color photography. I processed color film when it was still fairly new on the market. At Bell Aircraft I assisted photograph the progress of the X - 14. Naval Ordnance Laboratory had me involved in wind tunnel and ballistic ranges. The real challenge was medical films at Walter Reed. When you have a patient being operated on was no place to make mistakes. Retakes were not allowed like they are in the movies we see. Our team won several awards for our films from the American Film Festival.

The Naval School Command brought me into teaching TV tapes for electronic students. All forms of different media were interesting and exciting. Even the photo laboratories had problems to be solved in order to get photos out in a timely manner. At Kelly AFB we had the opportunity to get a used RV to convert to a mobile TV van, with this vehicle the work projects greatly increased.

During my career I have worked with many types of people, civilians, enlisted and officers all the way to Generals, from them I have learned life needs to be interesting and enjoyed.

All these things were possible because of a great wife who has stood beside me for over 50 years. Like everyone, we had a few bad times. We did not labor on them and they passes quickly. We have enjoyed all our life together and we loved living in different parts of our great country. We have enjoyed Garden Ridge the most and have been residents for over 33 years.

We are not retired, but work many long days together making quilts. My wife, Dea, has been nominated twice for "Quilt Teacher of the Year" by Professional Quilter's Magazine. Her students think she is the greatest and have been with her for years. She teaches beginners to advanced quilters all aspects of making a quilt. She has also won many ribbons for her quilts. Dea has been president of the Alamo Heritage Quilt Guild previously and is president again. She has sponsored several quilt retreats that have filled up very quickly. All her students know they will have a good time and learn a lot with Dea there.

Yes, I am a quilter also, or at least I run a very large quilting machine. I have my own long arm machine and I quilt tops other people bring to us to be finished. I enjoy doing this and I enjoy assisting my wife.

Election to Support Fire and Emergency Services

You can decide the future of your fire protection and emergency medical services. To improve the services available to us by allowing the Bracken VFD to add personnel and modernize their equipment, Comal County Emergency Services District No. 6 is asking voters to allow it to go above the current tax rate of 3-cents-per-\$100 in property value. Early voting runs May 2-10 at the Garden Ridge City Hall. Election Day is 7 a.m. to 7 p.m. Saturday, May 14 at City Hall. For more details, go to www.brackenvfd.org.

Garden Ridge Voter Forum

The League of Women Voters will be holding a Voter Forum at the Garden Ridge Community Center, located at 9400 Municipal Parkway, on Monday, May 2, at 7:00 p.m. All candidates have agreed to participate. Running for Mayor are Ed Ford, Jay Feibelman, incumbent, and Gary Wolfe. Running for Alderman, Place 2, are Bobby Roberts, incumbent, and Andrew Dalton. Running for Alderman, Place 3, are Jim Young, incumbent, and Ron Heller.

In addition, the following proposition will be on the ballot: "The increase in the maximum rate of the ad valorem tax imposed by the Comal County Emergency Services District No. 6 from three (3) cents per one hundred dollar (\$100.00) valuation to a rate of ten (10) cents per one hundred dollar (\$100.00) valuation."

Come and Educate Yourself!

Notes from the Board

Dear Residents,

It has come to the attention of the Property Owners Association Board of Directors that people who are not residents of Georg Ranch are entering our neighborhood for the express purpose of using our Amenity Center for their private functions, and others are entering to use our playground and basketball court. Since we, the residents of Georg Ranch, are liable to trespassers if they are injured on our facilities, it is advised that any residents who witness such events politely tell the trespassers to leave the premises. If they refuse to leave, then please call the Garden Ridge Police. Ernest Valdez, POA Board President.

With rising energy costs affecting us, the Architectural Review Committee (ARC) has received and approved several requests for installation of solar panels on homes in Georg Ranch. With these requests, it has been brought to the committee's attention that the current guidelines hinder the installation of such systems and prevent them from being feasible or efficient. The Board has asked the ARC to revise the guidelines to allow more flexibility for the installation of these systems. The ARC has proposed a revised guideline to state "Solar collectors are accepted in Georg Ranch. The location and design of all solar collectors shall be subject to the review of the ARC."

The next POA Board meeting is scheduled to be held Tuesday, May 10, at 6:00 p.m. in the Bluebonnet Room of the Community Center.

Reminder - Stage 1 Watering Restrictions

Garden Ridge is currently under Stage 1 water restrictions. The main features of this stage are:

- ✓ Wasting water is prohibited, including allowing water to run off onto a gutter, ditch, or drain, or failing to repair a controllable leak.
- ✓ Watering with an irrigation system or sprinkler is permitted only during the hours 8 p.m. to midnight and midnight to 10 a.m.
- ✓ Watering with an irrigation system or sprinkler is permitted only once a week on the designated watering day. If your address number ends with 0 or 1, your designated day is Monday; for 2 or 3, Tuesday; 4 or 5, Wednesday; 6 or 7, Thursday; and 8 or 9, Friday.
- ✓ Areas without a street address, such as medians, neighborhood entryways, or common areas, should water on Wednesdays.
- ✓ Watering with hand-held hose or drip irrigation is permitted any time, any day.
- ✓ Pools must be covered at least 25% when not in use.

New Georg Ranch Residents

Please meet and welcome these new residents to our community: Jeffrey & Angela Lesko, 21927 Las Cimas.

POA Board Contacts

President: Ernest Valdez,
evaldezattorney@sbcglobal.net
1st Vice President: Luke Green, lgreen8@satx.rr.com
2nd Vice President: Ken Kneupper,
klkneupper@yahoo.com
Treasurer: Rod Apgar, beachbumsdr@mindspring.com
Secretary: Dorothy Hopkins, pinky5754@aol.com
Web site: <http://www.georghanch.com>

Committee Chairpersons

Amenity Center Committee: Linda Valdez
Safety Committee: Open.
Social Committee: Open.
Architectural Review Committee: Shawn Willis
If you would like to help us by serving on a committee, please contact a POA Board member.

POA Management Company Contact

The contact information for our POA Management Company is:
Diamond Association Management & Consulting
6391 De Zavala Road, Suite 223D
San Antonio, Texas 78249
Phone: 210-561-0606 Fax: 210-690-1125
E-Mail: damctx@aol.com

Newsletter Contact

The Writer/Editor for this newsletter is:
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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:

- Acuform Architecture**, Shawn Willis, 210-829-1600.
- Advanced Orthopedic Designs, Orthotics, and Prosthetics**, Kevin C. Matthews, CO/LO, 657-8100.
- Aramendia Plumbing, Heating, and Air Conditioning**, 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.
- Mark Friesenhahn**, full service accountant and tax service, 651-6290.
- Garden Ridge Yoga**, Kanini Thompson, www.GardenRidgeYoga.vpweb.com, 290-9581.
- Karlton Travel Agency**, Tony and Karla Silva, www.Karltontravel.com.
- Live Oak Oral & Maxillofacial Surgery Center**, 11515 Toepperwein Rd, Live Oak, 314-6897.
- LiquorMax** liquor store, Lewis Syring, in the HEB center at I-35 and FM3009, 590-6299.
- Mary Kay Cosmetics**, Irene K. Harrington, Independent Beauty Consultant, 380-8689.
- North East Air Conditioning, Heating, and Plumbing**, Linda McClain, 658-0111.
- Pet sitting**, Michael Kirchofer, age 14. Will feed, give water, play with, and brush. \$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, deputy voter registrar, will provide help. 651-9823.

Resident-recommended:

- A-1 Fixit Shop**, 8546 FM 78, Converse, 662-8084. Repair of chain saws and similar items.
- Billy's Window Cleaning**, window/mirror cleaning, power washing. 287-8433. Great service!
- Centex Hydro-Flo**, septic system maintenance. Carl Scheel, 830-438-7329.
- Custom Decks by J.R.**, stain and seal, arbors, patio covers. Free estimates. Jose Reyna, 566-5677.
- Expert Lawn Service**, Michael Howard, 263-9612. Good work, very reasonable.
- Five-Star Home Inspections**, Mark Eberwine, 654-8833.
- Guajardo Grass and Landscaping**, new grass installation, sprinkler work, Gregory Guajardo, 599-8147.
- Michael Howard**, expert lawn service, 263-9612. Good work and very reasonable.
- Invisible Fence of San Antonio** (pet containment), 979-7387, www.invisiblefence.com.
- K & R Pressure Washing**. Driveways, houses, commercial. 279-5305. Reasonably priced, new equipment.
- Landscapes by Johnson**, Jerry Johnson, 410-7347.
- Liberty Bistro**, 200 N. Seguin Ave., New Braunfels, TX 78130, 830-624-7876, www.mylibertybistro.com.
- Lone Star Tile and Grout Cleaning**, cleaning, sealing, and polishing of hard surfaces. 375-5229.
- 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.
- My Day Cleaning Service**, Sandra and Daniel Adam, 979-0232, cell: 861-2970.
- Seal It International**, deck sanding, staining, and sealing. Terry and Cincy Beall, 219-8419.
- 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, 599-0048.
- Westlund's Pest Control**, 830-931-6330.
- Window by Window**, Rick Russell, 834-7409.

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.