

ROLLING CREEK RANCH

Board Newsletter

April 2024

Message from the Board - Our apologies for the delay in issuing this newsletter. Between the holidays and other commitments, the Board was unable to set aside sufficient time to compose this newsletter. We are working to get back on a bi-monthly rhythm from this point forward.

Board Officers for 2024

President Tony Austin
Vice President Derrick Boyd
Treasurer Vince Blankenship
Secretary Dwayne Adkins
Member at Large Oscar Iturralde

First Responders

On 1 April, a severe thunderstorm swept through the local area. Regrettably, lightning struck the home of one of our residents. The house was badly damaged and much work will be required to restore their beautiful residence. Our thoughts and prayers go out to the family as they assess the damage and make plans for restoration.

RCR owes a great debt of gratitude to the local fire department and all the other first responders for their prompt and comprehensive response. Please remember these valuable organizations when they ask for community support. Also, please consider offering a simple "thank you" to the men/women who volunteer to protect us and our properties every day.

Board Accomplishments

The first CY 2024 quarterly Community Engagement meeting was held on 5 March 2024. The primary focus of the meeting was to solicit community support for a planned crack repair/sealing of our roads. To the credit of the community, it was recommended that the Board first contact an expert (civil engineer) prior to defining a technical approach and contracting for this effort. The Board immediately contacted Hood County Road Maintenance and obtained additional guidance on this matter. We have elected to pursue obtaining a civil engineering report as part of another task - updating of our Reserve Study (see below). Thank you RCR Residents - we are headed in a better direction based on your feedback.

Given the delay in commencement of roadwork tasks, the Board has elected to reinvest the Reserve funds into CDs. In so doing, we have consciously invested our funds in multiple financial institutions as a form of risk mitigation.

Although largely unnoticed, there have been improvements made to the Board's internal review of monthly financials. Much of these improvements can be attributed to meetings between a few Finance Committee members and a local resident. These improvements will enhance the transparency of financial results, improve internal Board reviews and enable more rapid identification of budget challenges so that adjustments can be made if needed. These improvements include the following;

A) More timely posting of monthly financial results. Our goal is to have monthly financials available for Community review by the first of each month.

B) Use of percent of budget expended column for each budgeted cost item. This simple addition to our Board reviews provides an easier visual identification of cost anomalies.

Speed bumps at both entrances - installation of the speed bumps has resulted in a noticeable reduction in speed at our gate areas. However, speed on our roads still remains an issue. Please watch your speed as you travel through the neighborhood.

Back gate repair - It is hard to characterize this event as an accomplishment given the inordinate delays associated with the back gate but it is back into service. Challenges with subcontractor availability, vandalism of the gate, and supply issues all contributed to a delay in getting this matter resolved. Thank you to all RCR residents for your patience and understanding.

Work In Progress

Pond Management - The Board plans to enter into a contract with a water management services company aimed at improving our ponds. Our goal is to start this service before the extreme heat begins so that preventative measures can be implemented in advance of water quality issues. This service will greatly enhance the attractiveness and usability of our ponds for the benefit of all residents.

Tree Trimming - The Board will be seeking bids for the trimming of trees on community property around the pond area. The scope of work will be trimming to raise the canopies, removal of dead wood, and thinning out where necessary.

Leasing Amendment - Voting for the amendment is still open. Voting is done through our website. You must register with the website to vote. Please vote if you have not already done so. If you know of a new resident, please encourage them to register and vote.

Contact the Board at boardofdirectors@rollingcreekranch.org if you have questions on how to register. Information will also be made available for residents to register on-line at the **4 May Social** (see below).

Several residents have expressed concern over the wording of the amendment that would lead one to inadvertently vote incorrectly. If you vote "YES", you are voting **for** the amendment that would preclude short term leasing (i.e. transient vacation rentals).

Some questions to consider when voting:

- Are you comfortable with having (on a recurring basis) visitors accessing the neighborhood who are not familiar with Community rules/guidelines. For example, visitors could be largely unaware of the Community and local government restrictions governing use of fireworks.
- Do you have any safety concerns with having an Air BNB located within the neighborhood?
- Do you have concerns regarding your property values?

Reserve Study - An updated reserve study is being initiated. This study is essential to insuring that RCR is adequately positioned in the future to address costs associated with street maintenance, community improvements, infrastructure, etc.... Our last Reserve Study was conducted in CY 2019. Since that time, the community has developed substantially and key assumptions have changed - notably current and future forecasted inflation rates. This Reserve Study represents an important step to insuring continued financial stability of this neighborhood.

Front Entrance - We have received a number of inputs regarding the front entrance. Based on these inputs, the Board is going to place increased emphasis on working with the Contractor to insure the attractiveness of the front entrance is improved and maintained. In addition, we are pursuing possibly re-painting the faded lettering on the front entrance as well as the stained cedar fencing located on both the front and back gates.

Friendly Reminders

- **Vehicle Speed** - The speed limit on all the neighborhood roads is 25 mph. This speed limit is routinely being overlooked as observed by many residents who use these streets to run, bike, or walk with their children and/or pets. Some streets experience a greater frequency of speeding than others. Please reach out to any Board member and highlight those areas of the neighborhood where you see recurring speeding issues.

The Traffic Safety Committee met Saturday the 13th of April to discuss the continued problem of speeding in our community. The committee has been investigating several potential options to slow down traffic. The majority of these ideas were deemed cost prohibitive, would be ineffective in the long run, or were simply not possible. The most feasible approach remains installing speed bumps similar to the ones at the gates. It has been noted they are working and have slowed traffic in these areas. The committee discussed a deployment plan that includes locations in the areas most affected by speeding traffic. The resulting recommended locations and plan for implementation was forwarded to the board for a vote.



- **Compliance with State Driving Laws** - There have been instances where drivers are not stopping for school buses when the Stop Sign is visibly exposed on the bus. Compliance with a state law is not optional. Our neighborhood children deserve better.



- **Lawn Maintenance** - As Spring enters into full bloom (literally and figuratively), please keep our neighborhood in mind. Our property values and the visual appeal of our area is directly affected by the appearance of our lawns. Please be sure to:
 - Keep the lawn neatly trimmed.
 - Practice weed control and prevention.
 - Ensure sediment is not washing out on to adjoining property or into the drainage areas.

Solar Eclipse Event at the Pavilion

A big **Thank you!** to Laurie Hamic and everyone who supported her in organizing the solar eclipse watch event. Truly a once in a life time event.

Party Time - Mark Your Calendars!!!

Rolling Creek Ranch Annual Community Spring Party at the Pavilion - Saturday, 4 May 2024

- Live Music, Revolver Beer, and Kids Bounce House Will Be Provided
- Local Cafe Food Truck Will Be On Site With Menu Items Available For Purchase
 - Bring Your Lawn Chairs or Blankets
- Information for on registering with the RCR Website will be available for Residents who have not yet registered.



THE GREEN THUMB

by Laura Paulsen

March Gardening Tips - Lone Star Gardening by Neil Sperry

“It’s time to feed:

- Lawn grasses early next month (April) need high nitrogen fertilizer.
- Trees, shrubs, ground covers and vines; apply same lawn grass fertilizer as buds begin to swell.
- Perennials, apply same food to beds as growth appears and water deeply.
- Potted plants, apply water soluble high nitrogen fertilizer weekly.

Troubleshooting

- Summer annual grassy weeds including grass burrs and crabgrass need pre-emergent week killer granules now and repeat 90 days later
- Broad-leafed weeds... mowing will remove many. Apply herbicide spray to eliminate others.
- Snails, slugs and pill bugs devour tender new growth. 7 Dust will control

8 Great Plants to Attract Butterflies and Pollen - from Texas A&M AgriLife

1. Pride of Barbados
2. Henry Duelberg Salvia
3. Mystic Blue Salvia
4. Lantanas
5. Butterfly deep pink Pentas
6. Fall Zinnias
7. Turk’s Cap
8. Gregg’s Mistflower

