

ROLLING CREEK RANCH

QUARTERLY NEWSLETTER

JANUARY 2025



RCR Board

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

Management Company

Property Management Group

Contact:
CustomerService@PropertyManagementGroup.org

Emergency Gate Phone Number

This number is posted at both gates. It is used when the gate is not working properly.

817- 337-1221

Annual Meeting Minutes

[October 2024](#)

Rolling Creek Ranch website

www.RollingCreekRanch.org

ROAD WORK UPDATE

We are working with a road professional rather than relying on contractor assessments for our road needs. We have engaged with a retired career TxDOT engineer from **Transportation and Municipal Engineers, LLC**. We found him after a chain of referrals that started with the Hood County Supervisor of Roads.

He did a thorough review and assessment of our roads and presented us with his findings and his recommended materials and methods. We are now in the process of soliciting contractor bids based on those recommendations. Finding reliable contractors for our area has been challenging. Most of the bigger firms do not want to deal with our 5 miles of roads when they can be working TxDOT contracts. Nonetheless, we are pursuing all viable options.

We are currently reviewing 3 bids for crack sealing. Due to the cost of the roadwork, we are working on a plan to spread the work out over several years. We'll address the oldest roads first and handle the others in sequence over time. We will update the community once we have the bids in and are ready to call for a vote on reserve fund expenditure.



PAVILION WINTERIZATION

To protect the pipes in our pavilion restrooms from freeze related damage, the water will be shut off. They will be closed once temperatures start dropping and remain below freezing for extended times. Last winter they froze during the cold snap but luckily none of the fixtures had to be replaced. We don't want to rely on luck. They will remain closed and will reopen once warmer weather returns. Thank you for understanding.

ROLLING CREEK RANCH

QUARTERLY NEWSLETTER

JANUARY 2025

2025 BUDGET

On 8 October 2024 and during the Annual RCR Board meeting, the proposed 2025 budget was discussed and approved. This budget encompassed \$151,376 in planned expenses and \$239,155 in projected income with a forecasted transfer to reserve amount of \$87,779.

The Assessment Income value represents an increase of \$11,400 over CY 2024 and reflects a 5% increase in annual Assessment Fees (now \$839 vs. current \$799). This growth in both expenses and income reflects inflationary pressures and recognizes the need to address aging infrastructure for the neighborhood.

The budget also reflects the impact of the CY 2024 Reserve Study which shows a need to steadily increase the neighborhood's reserve position to address long-term liabilities associated with road repairs/maintenance.



LANDSCAPE MAINTENANCE

We have selected a new landscape maintenance provider. We will transition from Yellowstone to Griffith Landscape in January 2025. The cost for the new contract is slightly more than the previous contract by approximately \$2,000 but even with this, it falls within the 2025 budget for landscaping. We believe the small extra cost will be more than offset by the better performance of the new company. Griffith has agreed to meet regularly with us to address any issues or concerns. Please be patient while they ramp up operations here in RCR starting in January

2024 RESERVE STUDY

The Community engaged Reserve Advisors to conduct an updated Reserve Study. The last reserve study was made in October 2020. The purpose of the reserve study was/is to ensure the Community maintains sufficient reserves to accommodate planned future significant expenditures.

The Reserve study encompassed a 30-year period and evaluated expenditures associated with roadwork, gates, Pavillon, ponds, security system, signage and the sport court. Within that 30-year period, the majority of expenditures pertained to roadwork maintenance and replacement. The Reserve study concluded that relative to current anticipated expenditures, the financial health of RCR is sound.

However, RCR will need to continue to grow the annual amount of residual operating income that is transferred to Reserve to support a future major roadwork replacement cost - notionally in 20 years. Aiding in the deferral of that expense will be prudent roadwork repairs and crack sealing which the Board will be pursuing in earnest this year.

ROLLING CREEK RANCH

QUARTERLY NEWSLETTER

JANUARY 2025

LEASING AMENDMENT

An updated leasing amendment is in development working in conjunction with the Property Management Group. Similar to amendments pursued by comparable communities in Granbury, the RCR Leasing Amendment will introduce needed safeguards regarding leasing with a focus on short-term leasing, especially those leases encompassing vacation rentals.

The Board must first ensure this document undergoes proper Legal review before public release. This leasing amendment will require a neighborhood vote. The Board will be actively seeking volunteers to assist in contacting all residents (in person). We will be formally reviewing this amendment during the planned first quarter 2025 Open Meeting.



INTERNET OPTIONS

Tired of, or not happy with, Spectrum or Kinetic? There is a third option - United Cooperative Services (UCS) Internet. UCS is deploying fiber infrastructure in our area with competitive pricing plans. They are installing their fiber lines area by area as they see interest in their service. To sign up for UCS service and view their pricing plans, visit their website at:

<https://ucs.net/internet>

ROTARY CLUB PATRIOT FLAG PROGRAM

Last year, Rolling Creek Ranch elected to participate in the Patriot Flag Program sponsored by the local Rotary Club. This program entails Rotary Club members delivering, installing and removing American flags in support of four holidays - Memorial Day, Flag Day, Independence Day and Veterans Day.



In exchange for this service, RCR provides monetary reimbursement to the Rotary Club in an amount consistent with recommendations made by the Rotary Club. In this case, we provided a sum of \$200 to the Rotary Club for this service. We are proud to report that RCR was one of two established communities that supported the Rotary Club's initiatives. A 100% of our payments go towards supporting Rotary Club initiatives which include scholarships for local graduating seniors, ramps for Veterans as well as other local community needs.

This service is also available to residents. Should you be interested, please contact Scott Moltzan, a fellow RCR resident at 214-535-1320 or Dale Ward (Rotarian in charge of the flag program) at 214-232-5219. RCR's participation in this program highlights the presence of our neighborhood within the Granbury community and provides residents with the opportunity to salute our flag upon entry and exit of our beautiful neighborhood.

The next quarterly meeting will be held in February. A separate notice with the exact date and time will be sent out once the agenda for the meeting is firm.
