

ROLLING CREEK RANCH

Board Dashboard

June 2023

Board Member Updates

Derrick Boyd:

- Based on the survey results, the Board has decided to create a traffic calming committee to further assess and develop a plan for safer community roads
- The gates have been working correctly for about 4-6 weeks. We are happy with the solution

Oscar Iturralde

- Will be monitoring erosion and drainage repair work
- Continue to oversee community landscaping
- Fencing at common area fixed; new pickleball net on order

Dwayne Adkins

- Committee Charters (please volunteer)

Renee Walker

- The marquee for the back gate is to be installed
- Monthly Financials are available HERE

Sarah Goodman

- Survey results are attached to this Dashboard
- Working on RFPs, contracts, communication, bids, administration, and amendments

Need Assistance with the Gate?

Text:

682-463-7604

If you need immediate assistance with the gate, please text this number.

*This bulletin is for informational purposes only and is not official.

Volunteer HERE

Important Notes

SURVEY RESULTS ARE OUT!

What are these? What does it mean?

These are the results of the community survey sent out last month. These results give the board an idea on what the vision is for the community, what neighbors are interested in, and help the Board make informed decisions.

What happens next?

The Board has outlined any potential actions and opinions based on each question. Any official actions will be discussed in official formatting in the future.



PLEASE VOLUNTEER!

We are accepting applications for FY24 Committee Members

- Architectural Control (ACC)
- Traffic Calming
- Finance
- Social

Please submit your application here

EROSION AND DRAINAGE

A contractor was selected last week to begin the erosion and drainage repair work within the community. This work is scheduled to start next week and includes:

- Helton (cross drainage)
- Heathington and Helton
- Acorn Trail (near Pavilion)
- Lydia and White
- Martin and Lydia
- Lydia and Coastal Meadows
- Lydia (curve)

Please do not disturb the contractors. If you have a question/concern please email customerservice@propertymanagementgroup.org

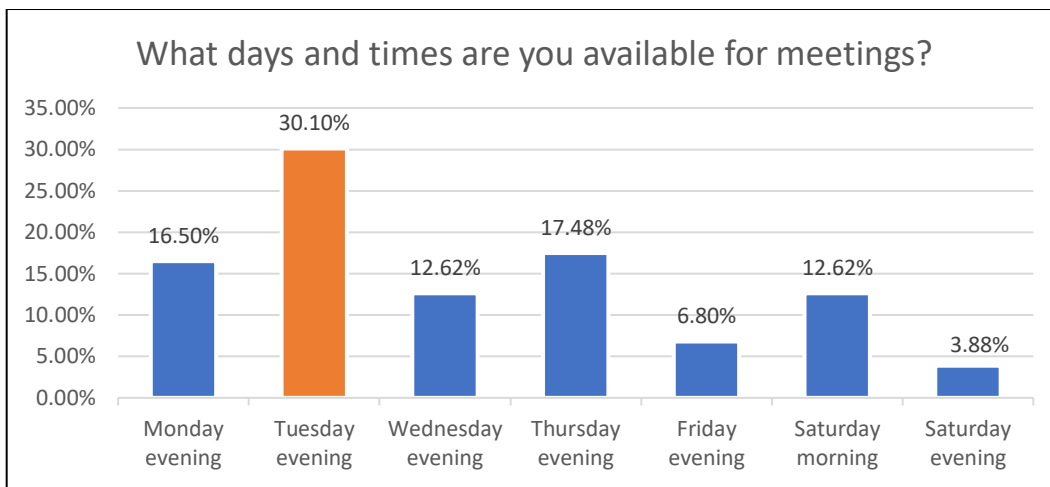
Coming Soon! Additional Reading Library at Pavilion



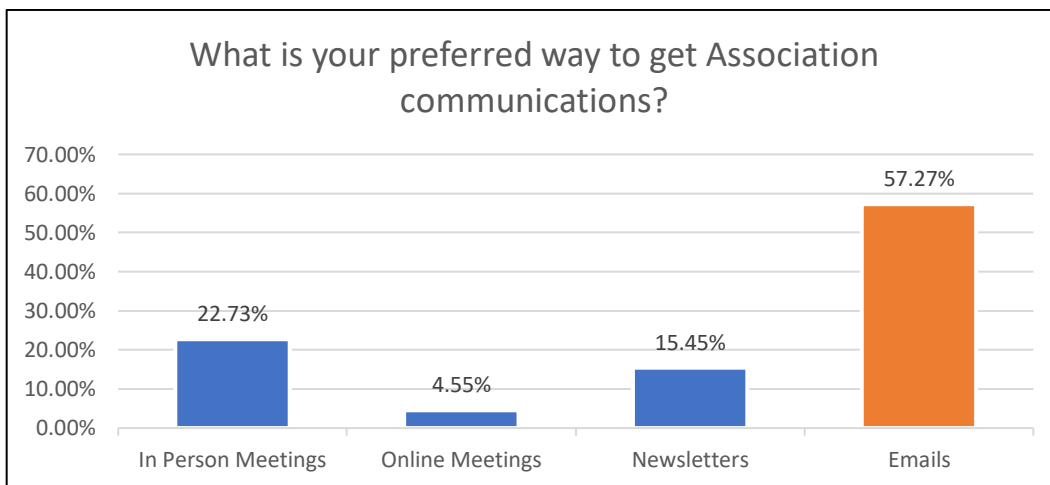
Thank you to those who participated in the resident survey! The Board has reviewed the information received. Included in this breakdown are the results, our unofficial interpretation of the results, and further actions and plans based on the information gathered.

Please remember: This is UNOFFICIAL. Any official actions will be sent via official channels for community review and approved in official meetings or voting modules.

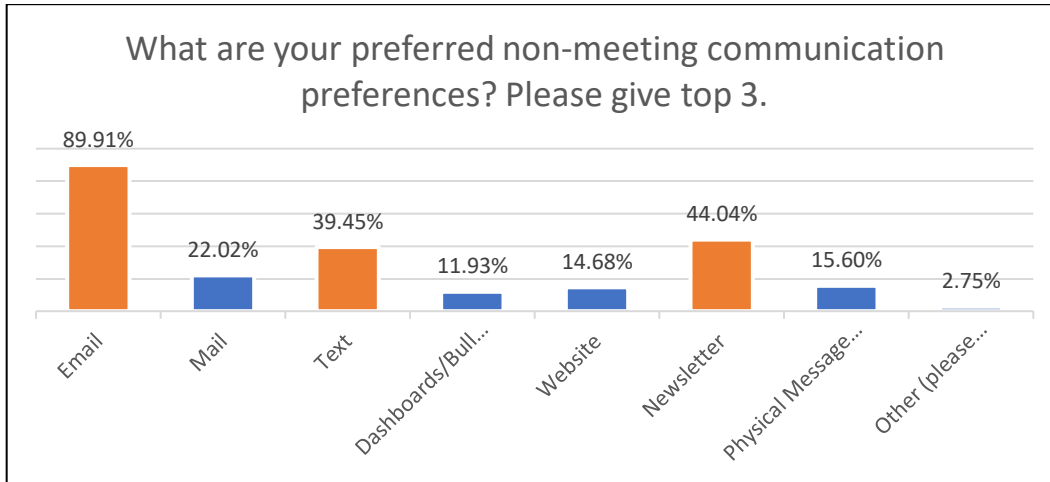
Communication



Board Action: We will continue to monitor attendance at meetings and explore the ability to have a variety of meeting times.



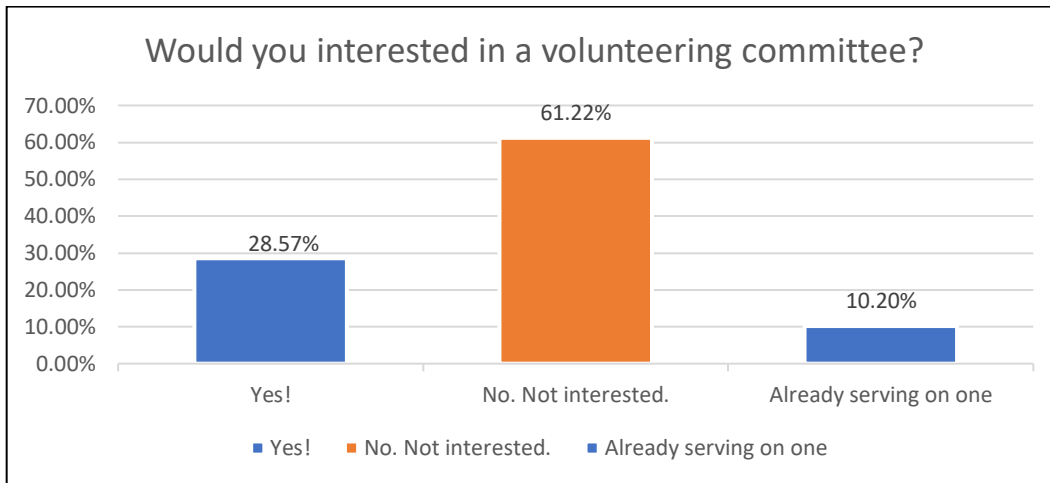
Board Action: We will continue to send virtual communications regularly; in-person meetings as a support when needed.



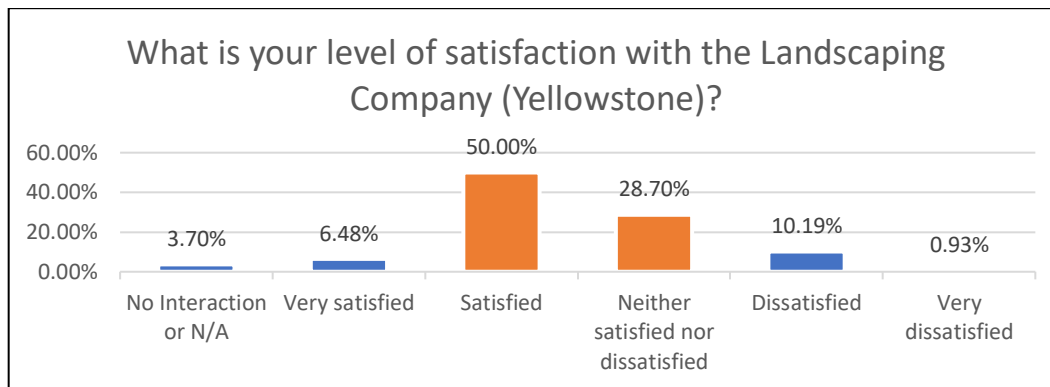
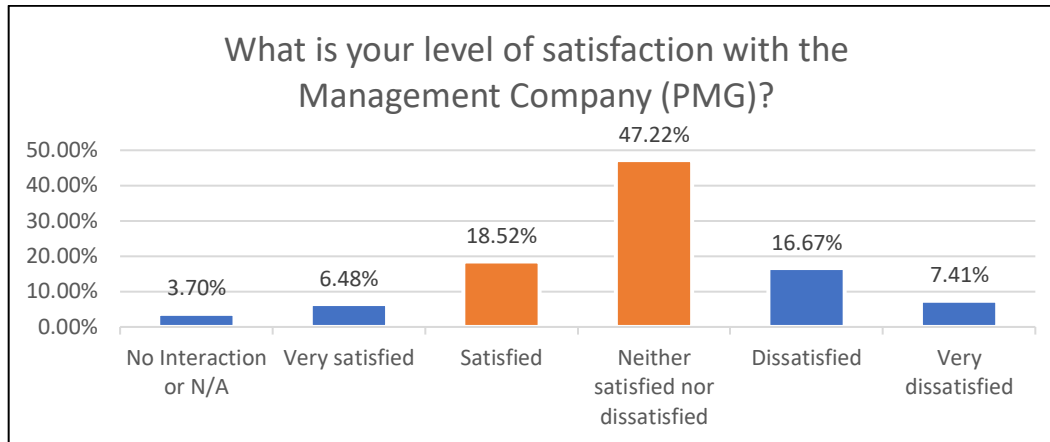
Board Action: Since the website and digital message board are new, we will continue to monitor to ensure this continues to be a functional form of communication. Will evaluate texting costs; however, this would only be used for emergent or time sensitive information. Mail will still be used in instances that are required under state law.

Open Text (Other): Can we have social media as an official communication source?

No. Texas does not recognize social media as an official channel. The only official channels recognized by the state are email, the website, official meetings and mail.



Board Action: We are looking for new ways to get people involved. Hopefully, we can have smaller or shorter volunteer opportunities that give more flexibility in volunteering.

Vendor Satisfaction

Board Action: Will keep them on the bid list for next year; we ask that if residents have specific complaints to let us know. Also, please submit any additional contractors for consideration to the Board.

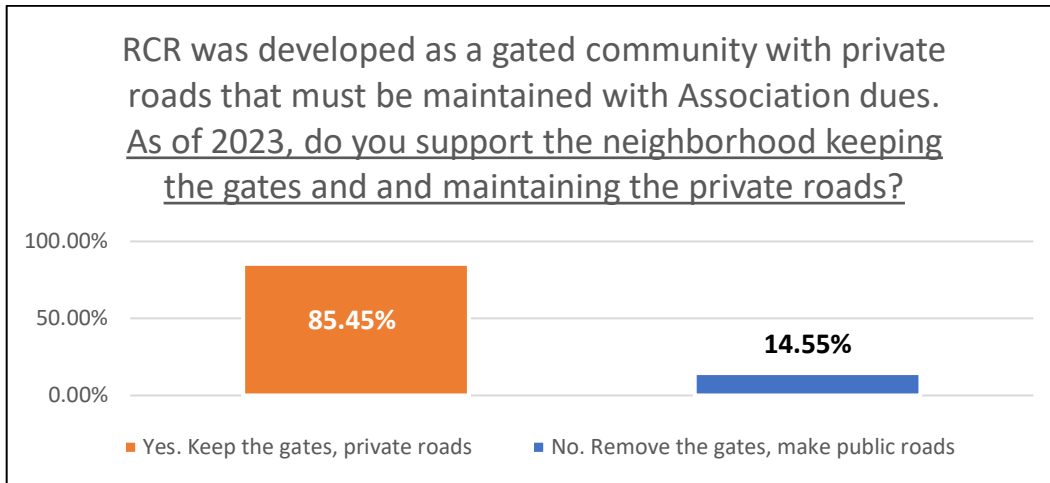
Community Comment: I am unhappy that the management company drives by and sends me letters.

While they are few, there are still rules that everyone agreed to abide by when you purchased your home. The Board reads each letter before it is distributed to the residents. If you receive a letter in error, or need to time to work on a project, please let the management company or board know! We want to give everyone the chance to be in compliance with the rules,

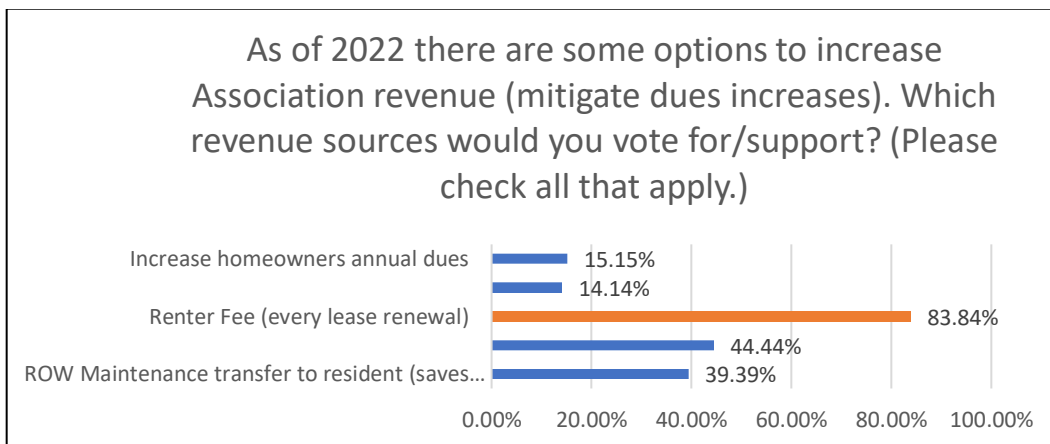
Community Question: Where do I go if I want to know more about the mowing contract areas?

Please contact Property Management Group via the website or by phone.

Community Future



Board Action: The Board will continue to fund the road reserve account. This will continue to be the community’s largest expense.



Board Action: Fees will be included in amendment drafts for the community review. We will need community engagement and feedback.

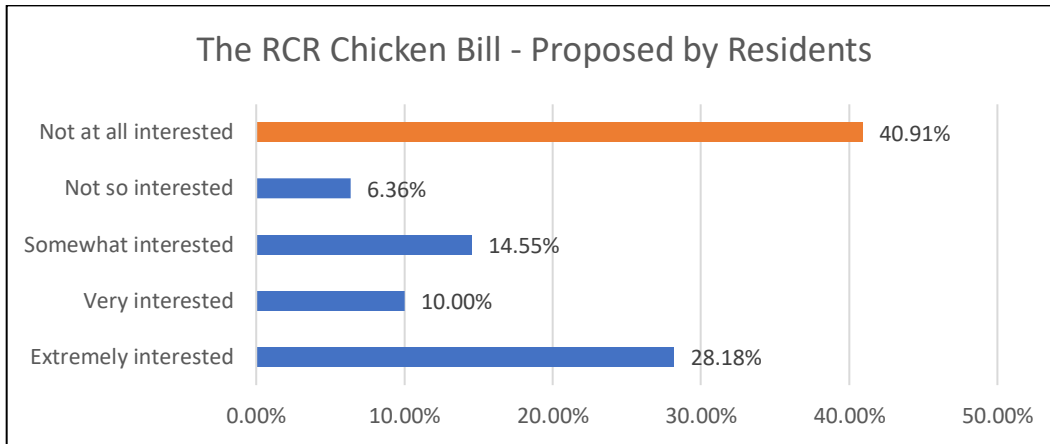
Community Question: Why did we compare RCR to larger communities with far more amenities in the survey?

We constantly hear the “why can’t we?” question. Why can’t we have a security guard? Why can’t we have a gate guard? Why can’t we have a community pool? This was a visual within the survey to show why we can’t we cannot afford those amenities.

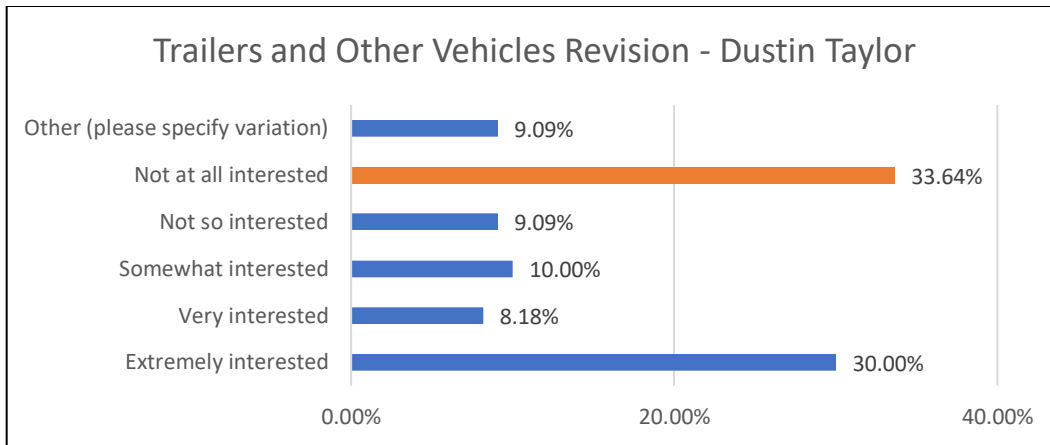
Community Question: What is the \$19,000 in ROW maintenance spent on? Can the property be transferred to the homeowner?

Currently, neighbors volunteer their time and equipment to mitigate this cost. If the Right-of-Way is transferred to the residents, the entire neighborhood would have to be re-platted and would require a vote of the membership.

Proposed Amendments



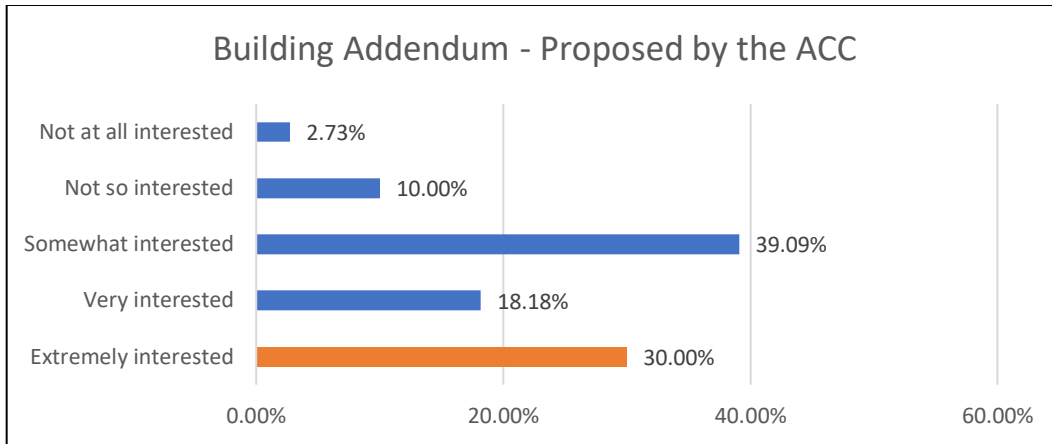
Board Action: This amendment does not have enough interest at this time to move forward with an official amendment. This will be re-evaluated and is tabled for next year.



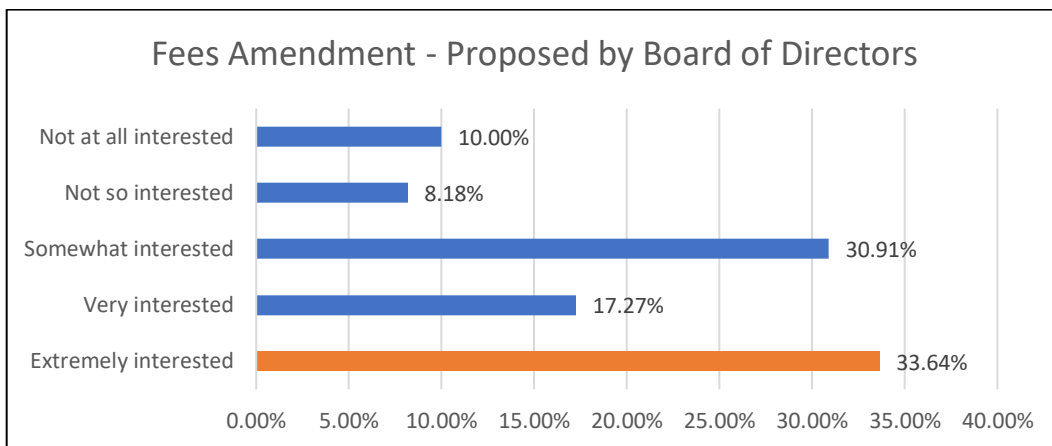
Board Action: This amendment does not have enough interest at this time to move forward with an official amendment. This will be re-evaluated and is tabled for next year

Other: When it comes to vehicle storage, are we able to allow people to park vehicles in the common or reserve areas and charge a fee to do so?

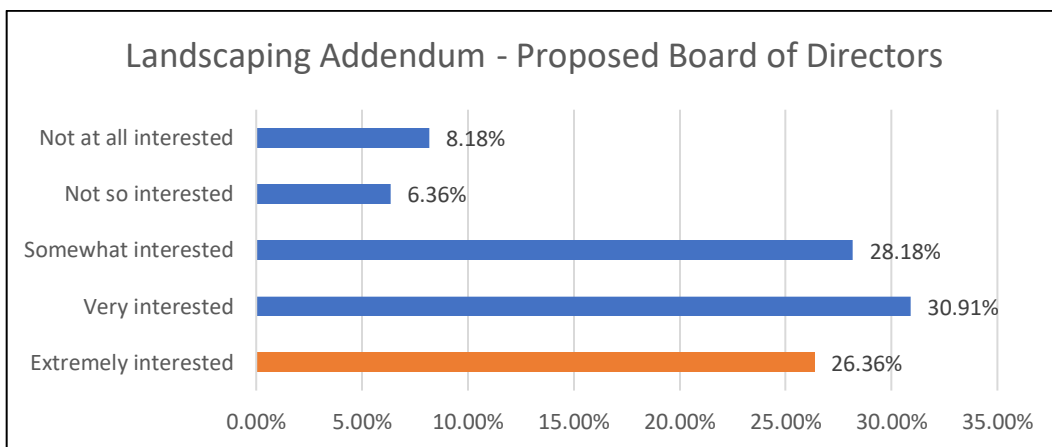
This is not a viable option at this time.



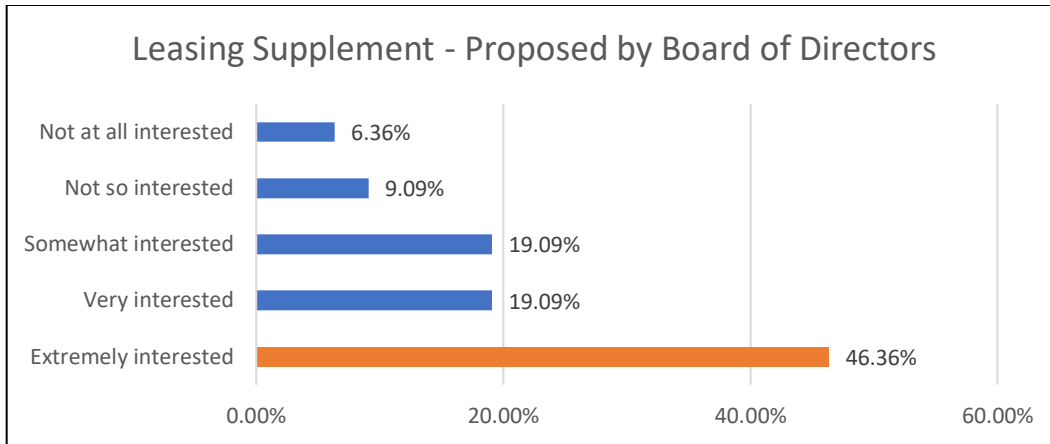
Board Action: This item has sufficient interest to move forward with an official amendment. Will be taking official action.



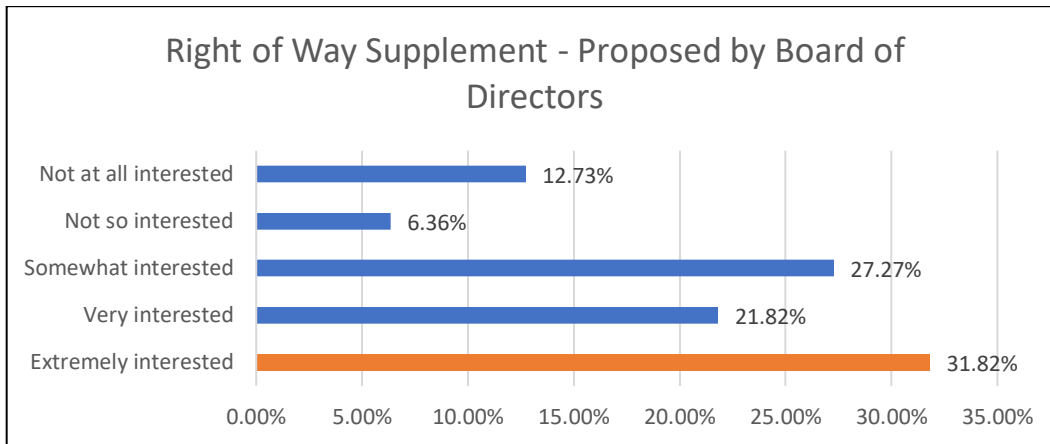
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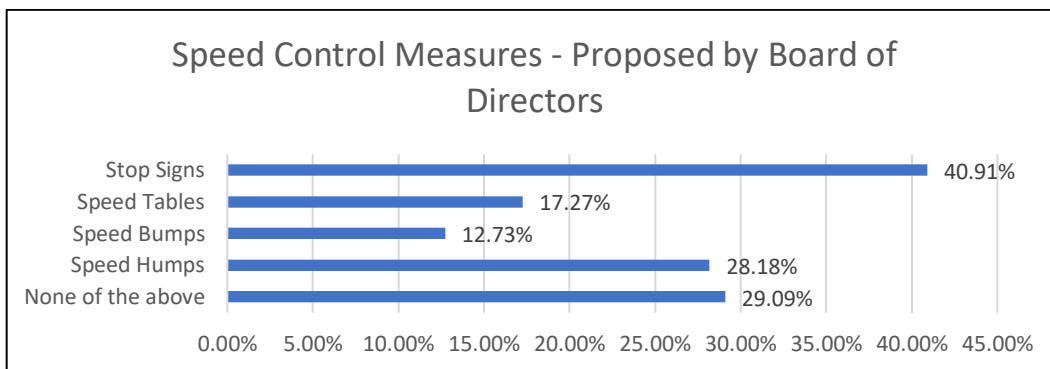


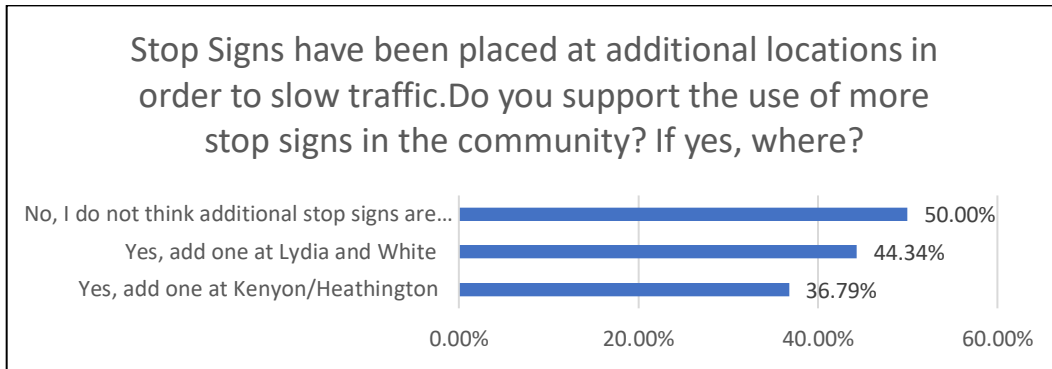
Board Action: This item has sufficient interest to move forward with an official amendment.

Community Question: What do the addendums say exactly so I know if I am in favor?

This survey is just for informational purposes, or to get an idea of what is important to the majority of residents.

Speed (Traffic Calming)





Board Action: We will be establishing a Traffic Calming Committee. This committee will be responsible for presenting a comprehensive plan to the Board and the community. If you would like to apply, please send an email titled “Volunteer for Traffic Calming Committee” or use the I’d like to serve on a committee application through the website ([HERE](#)) by 15 July 2023.