

ROLLING CREEK RANCH NEWSLETTER

MAY 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

Financial Information

[Financial Statements](#)

Rolling Creek Ranch website

www.RollingCreekRanch.org

ROAD WORK UPDATE

The vote for the road work reserve expenditure surpassed the threshold required for approval. There were 116 votes FOR the expenditure and 15 votes AGAINST. We are now working with the contractor on scheduling and expect the work to begin in late May, weather permitting. As a reminder, the work to be performed will encompass the following efforts:

- Crack sealing all roads.
- Sealing all of Heathington Blvd.
- Repair of the damage to Heathington Ct.
- Widening of turn radius for three intersections
- Preliminary repair of entrance pavement cracking

One of our residents (Donna Henry) has graciously agreed to serve as a communication focal point. Specifically, Donna will be interfacing with the contractor and will be developing notices concerning the schedule of planned work along with Contractor recommendations on how to safely navigate through the newly applied material.

There was also Installation of a new parking fence located in the Pavillon area parking lot.



LANDSCAPE BEAUTIFICATION

Front entrance landscaping was installed. Hopefully, all residents will agree that the front entrance is looking much refreshed. We will continue to work on improvements in this area. Our thanks go out to Laura Paulson and Ann Morgan for leading the effort on plant selection and location of planting. Great job to both residents and “thank you”.

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CCR Leasing Supplement

Voting for the supplement is well under way but we still need approximately 75 more votes to pass. As a reminder, please vote. The voting will close on May 30th. The Board decided to mail ballots with a stamped return envelope to make the voting process easier for those that didn't want to vote online.

The current RCR community restrictions (CCRs) do not address the restrictions of short-term rentals and, therefore, the Board has no way to effectively preclude or resolve issues resulting from tenant activity on a short-term basis.

The Board unanimously endorses the passage of this supplement for the following reasons:

- Short-term leasing encompasses a higher turnover rate of tenants, and the probability of a problem associated with such tenants increases over time.
- Short term tenants will likely be unfamiliar with Community rules.
- Individuals engaging in a short-term lease do not have a vested interest in interacting with neighbors or advocating for the well-being of the neighborhood.
- There is a higher potential for increased noise and disturbance occurring during a short-term leasing arrangement.
- Security concerns, there is certainly an increased risk of vandalism, theft and other security issues.
- Economic impact, it takes just one incident for a neighborhood's reputation to be severely damaged. RCR cannot afford to be labeled as the community that allows short term leasing. A negative reputation will adversely affect our property values and compromise the amount of rent that property owners can charge for homes in this neighborhood.

What Does the Leasing Supplement Accomplish?

- Defines residential purpose - excludes transient or vacation type housing.
- Precludes lease duration of less than six months.
- Defines leasing and ensures that a leaseback associated with the sale of a home is not precluded.
- Inserts a restriction specifically earmarked for short term leasing; one cannot lease for short term or transient housing purposes. However, this restriction does not impact a resident's ability to house a friend or family member.

What Are Other Granbury Neighborhoods Doing?

- Across the nation and certainly in Granbury, many neighborhoods have already voted on and approved short-term leasing restrictions. Locally, communities such as Waters Edge and Catalina Bay have successfully passed revisions to their covenants specifically dealing with short term leasing.

As a Board, we strive to do what is best for the neighborhood using our best judgement. Voting ends May 30th. Help us help the neighborhood. You may see local residents and Board members knocking on doors to encourage this measure to pass. Please consider the supporting points shown above. Without question, the Board recommends that you vote "Yes" in favor of passing this short-term leasing supplement.

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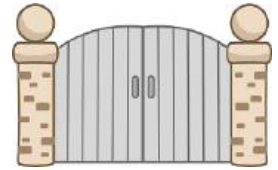
Snake Alert!

We have had several encounters in the community with snakes already this Spring. Pay attention to your surrounding as you uncover patio furniture, walking through the neighborhood and especially working in your yard or garden. With all the rain we've had they will want to move to higher and dryer ground. Make sure your children are aware. We have had one dog bitten. The dog was treated by a vet and has recovered. Here is a good [website](#) to visit for more information on venomous snakes. Check out this [FaceBook](#) page also.



New Initiatives Authorized

The Board will authorize repainting of the rear entry fencing. We will also be repainting all four doors in the Pavillon, restrooms and closet doors. Completion of these tasks will augment the appearance of our neighborhood and preserve the functionality of our infrastructure.



GATES

As a follow-up to the March Community meeting, the Board is exploring options and seeking information for an analysis of the pros/cons for retaining the use of gates.

Keeping the gates drives the need for community responsibility for road maintenance. Road maintenance drives the need for a significant build-up of our Reserve account. There are several issues to be examined, and this analysis will likely not be completed until the 3rd quarter of this year.

We realize the importance of gates to many residents. **No decision** will ever be made to remove the gates without a community vote. This matter is too important and warrants an open discussion and exchange of ideas to make sure all parties understand the issues associated with retaining gates and the responsibility for maintaining our roads.



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Message From the Board

Respect for Nature/Parental Responsibility

Recently, several boys from the neighborhood were seen disturbing geese in the pond area. These geese were nesting. This is animal cruelty, and we should not tolerate it. Parents, please instill a sense of respect in your children for wildlife. We are blessed to live in a neighborhood with an abundance of nature. This is a perfect area to raise children and to instill moral values particularly as it relates to preserving our natural habitat. Let us work together to establish RCR as a model neighborhood.

Respect for Each Other

Please obey the traffic rules of the neighborhood. These rules address not only speed limits but also coming to a complete stop at Stop Signs. Why is this important?

- We have a number of children in the neighborhood. You can never assume that a child will not suddenly appear in your driving path.
- Similarly, wildlife or family pets may accidentally enter our driving path without clear warning.

Traffic rules and community rules (CCRs) also apply to golf carts, dirt bikes, motorcycles, ATVs, etc. The rules are in place to ensure safety on our roads. We do not want to see anyone get hurt.

One resident recently challenged another resident who had just crossed an intersection and failed to stop. The one resident reminded the other of the need to obey the traffic rules of the neighborhood. The other resident responded by saying he makes his own rules. This sort of behavior and belief is not only selfish but dangerous. Accordingly, the Board will be initiating a review of the potential application of fines/penalties to individuals who openly disregard traffic rules within the neighborhood. We look forward to having a discussion on this topic in the next Community meeting.