



RCMC

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Board of Directors

Ben Andrews	President
Darin Zumwalt	Vice President
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Marc Rosenthal	Director
Craig Schooler	Director
Sam Stanphill	Director
Sandy Stratton	Director
Laurel Taylor	Director
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PRESIDENT'S MESSAGE

There has been a lot of talk lately about the deed restrictions and making changes to them. The question is, which parts should we change and how should we change them? Should we make the deed restrictions more restrictive? I know from experience that we have members with a lot of differing opinions that range from one extreme to the other. Some members believe that the POA should have such strict control that we require approval of the color of paint used for homes. Others believe we should have no restrictions on private property what-so-ever. I think most people fall somewhere in the middle.

Changing the deed restrictions requires the approval of the owners of 51 percent of the lots in the subdivision (one vote per lot). That means the owners of 306 of our 599 lots must vote in favor of any change. There are two ways to propose changes to the deed restrictions: the Board of Directors may propose a change after surveying and getting at least 10 percent membership support for an amendment or a member may propose a change by getting at least 10 percent of the membership to sign a petition in support of an amendment. Then the proposed amendment would be voted on by the membership. Details of the process are under Article XVII of the bylaws.

We will not know what changes are proposed until we receive the petition(s) and then the board may also propose changes. Rest assured that all members will be notified of any proposed changes and be given ample time to consider them before being asked to vote on them.

Ben Andrews, President

Admin Committee by Laurel Taylor

Saturday, May 20th we had the Annual Family BBQ at the Clubhouse. We had a good turnout with lots of neighbors and tasty food.

Sunday, August 20th was the Ice Cream Social. It was nice to see everyone and meet some new residents that attended.

We will be having our Christmas Party/Ornament Exchange in early December. Date TBA.



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Committee Chairpersons

- Administrative
Laurel Taylor
- Architectural Control
Kevin Craine
- Finance
Sandy Stratton
- Operations
Sam Stanphill
- Rules
Kevin Craine

Upcoming Events at the Clubhouse:

National Night Out will be on Tuesday, October 3rd at 6:30 PM.

This year we will be trying something new to appeal to the families with children. We are going to have a County Fair/Carnival theme with games and prizes for the kids. There will also be face painting. Come and check it out. If you have any other suggestions, let me know. I'm always open to fresh ideas!



Architectural Control Committee (ACC) by Kevin Craine

In the last newsletter, I spoke of the deed restrictions and Comal County restrictions pertaining to dogs running loose in the neighborhood. During this past quarter, I am happy to report that there has been a noticeable decline in the reports of dogs running loose in the neighborhood. Great Job! Sadly, however, there have been reports of a person or persons unknown that have shot and killed several cats in the area for no apparent reason. Animal control and the Sheriff's department have been informed and are investigating these heinous actions. If there are feral cats near you and they are a nuisance, please call animal control for assistance. Unless the animal is a clear threat to you or your family, discharging a firearm in the sub-division is not a solution.

During this quarter, we have seen a slowdown on the number of new home applications but an uptick in the applications for fences, sheds, porches and pools. As a reminder, whenever you are planning to place a new/replacement structure or expand an existing structure, you need to submit an application along with a plat map showing the intended location and a description of the material you intend to use. Placements of structures in easements or building setbacks are not advised. Fences may be located in the easements and setbacks so long as access to the easement is provided for the Utility Companies. That access is usually in the form of gates. Our website "rockycreektexas.org" is an excellent source to obtain the guidelines, forms for applications and adjacent lot agreements. If you have any questions concerning the procedures for submission please contact the Association office by e-mail to RCMC@rockycreektexas.org or call 830-935-4016

Operations Committee by Sam Stanphill

Things have been pretty quiet with the operations committee, but we do have a few things to report.

We again had a pool issue since our last report in which we had cloudy and greenish water. The pool service company worked diligently to get us back to clear water and it has looked nice since then. We believe that this was caused by unauthorized use by contractor crews who accessed the pool after a hard days work. It is a reminder to us all that we should be clean when using the pool. Sweaty and dirty bodies will mess with the pool chemistry. Of course, relieving yourself in the pool can do the same thing as well as allowing pets in the pool.

Pool safety: These are reminders for us all to keep us and our children safe:

- No children swimming without adult supervision.
- No children swimming by themselves.
- No pool furniture placed in the pool
- No pool furniture used as slides and diving boards.

We are looking into putting a code lock on the pool gate to help in keeping out unauthorized use of the pool. It is not currently within our budget, but will target next year. The underwater nighttime light in the pool has been broken for some time. This was brought to our attention and has been repaired.

A special thanks to Rudy Malish who spent a couple of days helping to pressure wash the playground equipment. The difference was incredible, turning dirty looking wood to a like new condition.

A reconditioning of the volleyball court is in the works, but again, it is not currently in the budget to do what we need to do.

We will schedule a work day for October so plan on coming out with us where you can meet your neighbors and help keep our park nice.

Lastly, the park belongs to all of us, so if you have opinions, recommendations, suggestions or observations, please let us know. Have fun and be safe.

Rules Committee by Kevin Craine

During this quarter, the Rules Committee was very active. The Committee reviewed and updated the Facilities and Park policy, the Park Rental agreement, and the Park Reservation Form. The Committee also reviewed the Associate Membership policy and the Associate Membership Agreement. Once that was accomplished, the Committee updated the Resale Certificate Policy and reviewed the Administrative Transfer Fee Policy and the Records Retention Policy. Normally, after the Texas State Legislature convenes, there are changes to and additions to our bylaws and deed restrictions. This year, we had no changes to either document. This year the Committee has worked on not only the above documents but also: the Notice, Mediation and Appeals process and the schedule of Assessments Charges and Fees policy.

All the work the Committee has performed since its inception is greatly appreciated. The fresh eyes and excellent suggestions have produced an updated products and better documents. I thank all the members for their hard work, imagination, dedication and initiative. This Committee is only as good as the members that take the time to help the Association. There will always be room for more members to help us. If you are interested, please let the office know and I will get in touch with you.