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Rocky Creek Maintenance Corporation



RCMC

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PRESIDENT'S MESSAGE

As summer approaches and more people make their way to the park and pool, it is a good time to remind people of traffic safety. I remember when my daughter was born we lived on a cul-de-sac and our pediatrician told us that more children are hit by cars on cul-de-sacs than other streets. I do not know if that statistic holds true everywhere but it makes sense. People who live on streets with very little traffic develop a false sense of security. The fact that a street has little traffic will also cause some drivers to be less attentive.

Remember to walk on the left side of the street facing traffic and step off the pavement when you see an approaching vehicle. It is reasonable to expect a vehicle to stay on the pavement but you should never assume that a driver will move over for you or that he/she sees you or is even paying attention.

If you are driving, remember all streets in the subdivision are public streets subject to all traffic laws. If your vehicle is not street legal it should not be driven on the subdivision streets. Some golf carts and other low-speed vehicles are allowed to be driven on the street but only if they meet certain conditions which can be found here:

<http://www.txdmv.gov/motorists/buying-or-selling-a-vehicle/off-highway-vehicles>

Ben Andrews, President

Admin Committee by Laurel Taylor

Our Annual Meeting was held on Saturday, March 11th. This is the most important event of the year because we elect our Board of Directors. Kevin Craine, Sam Stanphill, Laurel Taylor and Darin Zumwalt were reelected to the Board. Paul Garner and Marc Rosenthal were newly elected to the Board to fill positions that were vacated by Suzanne Drucker and Michele Working. We would like to thank Suzanne and Michele for their service to the community.

The Family BBQ will be on Saturday, May 20th, at 4 PM at the Clubhouse. The POA will provide hamburgers, hot dogs, buns, condiments, water, tea, plates and utensils. Residents may bring appetizers, side dishes or desserts. It's always nice to get together and spend time with old friends and make new friends.

Finance Committee by Sandy Stratton

The Finance Committee presented the 2017 Budget of Rocky Creek Maintenance Corporation at the general meeting. The Audit Committee will be meeting in May to conduct the annual audit of the bookkeeping records.

NEW ASSOCIATE MEMBERSHIP POLICY

As of January 1st non-owner tenants will have to join as associate members in order to use the pool. If you rent your property, please advise your tenants of this new policy. There is a fee of \$89 per year to join. Associate membership status allows tenants and their households the use of the park and pool facilities, including rental of the clubhouse and pavilions. Check our website for more information and to get a copy of the agreement.

www.rockycreektexas.org/associate-membership

Upcoming Events at the Clubhouse:

Family BBQ on Saturday, May 20th at 4 PM at the Clubhouse. The POA will be providing hamburgers, hot dogs, buns, condiments, water, and tea. We ask residents to bring appetizers, sides dishes or desserts.



Board of Directors

Ben Andrews	President
Darin Zumwalt	Vice President
Don Anderson	Director
Kevin Craine	Director
Paul Garner	Director
Marc Rosenthal	Director
Sam Stanphill	Director
Sandy Stratton	Director
Laurel Taylor	Director
Myra Zumwalt	Sec.-Treas.



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Committee Chairpersons

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

Architectural Control Committee (ACC) by Kevin Craine

We are still growing and along with this growth come new opportunities. Currently there has been an uptick in events involving dogs running free in the sub-division. As a dog owner, I know how dogs can get loose from a fenced in area, out of the house when the door is opened, or simply pulls suddenly and the leash is pulled from the person's hand. Been there, done that! However the result can be unfortunate to the animal and expensive to the owner. This situation is not only a violation of our Deed Restrictions but also can be viewed as a Class C Misdemeanor punishable by a fine up to \$500. We as members need to ensure that our pets are properly restrained at all times. To find out more about the definitions and proper restraints please visit the Comal County Web page at www.CO.COMAL.TX.US. Once on the site, select Departments and then Animal Control. We have a few escape artists in the neighborhood, so we need to keep them safe, as well as, ourselves and our fur babies.

On a separate note: Recently, the committee gained a member that is also a builder and his inputs have been very valuable. He alerted the ACC concerning installations of pools and the minimal distances required to septic tanks and sprayer heads. For example, a pool or Jacuzzi cannot be closer than 25 feet from any spray head or closer than 5 feet from any septic tank. You will need to discuss this matter with your installer when you are deciding the location of a pool or Jacuzzi. Should the ACC approve your application we will also recommend you to have this discussion with your installer. The ACC does not approve septic installations, that responsibility rests with the Comal County Environmental Quality department and you must obtain a permit prior to installing any septic system on any lot. Further information on this topic, can be found at Texas Title 30 Environmental Quality Part 1 Chapter 285 OSSF (on-site sewage facility).

Our Memorial Project is coming along. Soon we will have stone put down in the open area by the Flagpoles and the wall. We are working on the lights so that we can have the Flags fly 24/7. We are looking to accomplish the lights by this Memorial Day.

Operations Committee by Sam Stanphill

Hi, I'm Sam Stanphill and I have been assigned to lead the operations team. I'm learning on the job so be patient with me. We have placed three new tables in the pool area. They are the pretty blue ones.

Pool Safety

There have been some violations of pool guidelines that are concerning because of safety issues. Some of these are:

- Children swimming without adult supervision.
- A single child swimming by them self.
- Pool furniture being placed in the pool
- Pool furniture being used as slides and diving boards.

Our children are our most precious commodity. Let's keep them safe. Please instruct your kids to observe park rules and to be safe. Laurel, Michele and the rest of our playground committee have been working hard to raise money to improve our playground equipment. In April we had a community yard sale with the proceeds going to the playground fund. They are currently selling raffle tickets with the proceeds also going to the playground fund. If you haven't bought your tickets, there is still time. Drawing will be held on May 20th, at our Annual BBQ. We also welcome donations.

We will have a work day soon and plan on using some deck paint on the playground equipment. We will try to announce ahead of time so you can come join the fun and meet your neighbors. Lastly, the park belongs to all of us, to if you have opinions, recommendations, suggestions or observations, please let us know. Have fun and be safe.

Rules Committee by Kevin Craine

During the next few weeks the committee will be reviewing all of the Park policies. Later on this year the Committee may need to re-visit our Bylaws and the Adjacent Lot Agreement, should the Texas Legislature make any changes that would affect these documents. Later on in the year we will also be reviewing the RCMC Resale Certificate Policy. There are still a few openings on this committee and I am always looking for new eyes to help us out. This Committee is a newly formed standing committee which was created in 2015 as a dedicatory review body. Most of our work is performed via e-mail. The formal presentations of any changes or updates is accomplished at the monthly Board meeting once all inputs have been received and acted upon. So if you think we meet all the time, we do not. If you have e-mail capabilities and want to help out, let me know by calling the clubhouse or emailing the Association office. This Committee does not create new policies but is responsible to up-date and periodically review all of our dedicatory documents.

When using the pool and park area please remember to be respectful of your neighbors No foul language.

- No running or horse playing in pool area
- Maximum amount of guest per owner is 6
- No animals allowed in pool area
- No glass containers
- No alcohol or tobacco products in pool area
- No cooking allowed in pool area
- Food and drink may only be consumed on patio area

