

Rocky Creek Maintenance Corporation



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PRESIDENT'S MESSAGE

When we moved to Rocky Creek Ranch three years ago, my wife and I decided to get involved in the community and started by attending some Board meetings. Having never lived in a deed restricted community, I was a little leery of "HOAs." We have all heard the stories of homeowners/property associations with draconian rules. I remember one story of an HOA board that told a state trooper he could not park his marked police vehicle at his home because it was considered a commercial vehicle. Texas passed several laws in recent years aimed at subdivisions with overly restrictive covenants, such as prohibiting the flying of the U.S. and Texas flags.

All you have to do is read our deed restrictions to see that ours is not that kind of a POA. Of course, some deed restrictions are open to interpretation and many members disagree on how they should be enforced. In those cases, the Board of Directors must do what we believe is in the best interest of the Association. We are not always going to agree with what that is, but I believe each director does his or her best to serve the membership.

The directors are all volunteers who give their time willingly. Some of us are retired and some have full-time jobs. In addition to the monthly board meetings, some directors have put in numerous hours doing things such as maintenance at the park, meeting with county officials, doing taxes, and planning events; all without compensation. The directors are not the only ones who volunteer their time, there are many association members and residents who volunteer their time by serving on committees and helping out on workdays, which saves us all money. I encourage you to volunteer your time or at least come to some board meetings just to be involved.

Rest assured that your Board is working hard for you and we welcome your ideas on how to make Rocky Creek Ranch an even better place to live.

Ben Andrews, President

Board of Directors

Ben Andrews	President
Darin Zumwalt	Vice President
Don Anderson	Director
Art Carpenter	Director
Kevin Craine	Director
Suzanne Drucker	Director
Sandy Stratton	Director
Laurel Taylor	Director
Michele Working	Director
Myra Zumwalt	Sec.-Treas.

Regular Assessment Increase

The regular assessments will be going up next year to \$89. That is only \$7 more per year which is an average of about 1.5 percent each year over the last five years and is based on the Consumer Price Index (CPI). The need for the increase is based on several factors.

The deed restrictions only allow us to raise the assessments once every five years and limits the increase to an amount equal to the increase in the CPI. That puts the Association at a disadvantage if operating expenses increase each year but we have to wait five years for any increase to the assessment.

We must plan for the future. The neighborhood population is growing rapidly which means maintenance to the pool and other facilities will increase. Also, it is inevitable that we will have to either expand or build a new clubhouse in the not-so-distant future. The capacity of the current clubhouse is only 60 people and we frequently push that limit. The pool may also have to be replaced or expanded at some point. The Board is committed to putting most, if not all, of the assessment increase into a capital fund for future growth.

Unlike government entities, where population growth means a corresponding increase in tax revenue, our assessment revenue basically remains the same. Whether a lot is undeveloped or the owner decides to build a house on it and move into the neighborhood, the assessment does not change.

The Board of Directors is very aware of our responsibility to be good stewards of your money and the decision to raise the assessment was not made lightly. We invite any feedback you may have.



- Committee Chairpersons
- Administrative
Laurel Taylor
 - Architectural Control
Kevin Craine
 - Finance
Sandy Stratton
 - Operations
Michele Working
 - Rules
Kevin Craine

Admin Committee by Laurel Taylor

Saturday, May 30th we had our Family BBQ at the Clubhouse. Over 40 residents attended in spite of the heavy rain we had that afternoon. Phil Frank did a great job grilling the hamburgers and hot dogs which everyone enjoyed along with all the delicious side dishes and desserts that residents provided. Thank you to everyone that attended.

Our next event will be the Ice Cream Social on Sunday, August 30th at 6 PM at the Clubhouse. Bring your favorite ice cream or topping to share. Join us to spend time with friends and make new ones. We hope to see you there!

Architectural Control Committee (ACC) by Kevin Craine

The ACC is involved with the Memorial project down at the park. The Memorial was a suggestion from an association member. The purpose of the Memorial is to honor our fallen soldiers, our first responders and our departed members of this Association. Since this project is being undertaken as a community project it is important that we get some skilled labor to help us in laying the stone for a wall and setting two flagpoles. This project was begun earlier this year and will get into full swing this fall when the weather gets cooler. So if you want to help or just get out of the house and take in the Texas air, plan on coming down. More details will be coming out in September.

Just a reminder to all members, whenever you plan on improving the outside of your house or any existing structures and it involves construction you will need to submit an application to the ACC and obtain approval. Any new construction or additions to the lot will also need approval from the ACC before beginning the project. If you have any questions, please contact the Clubhouse and leave a message. I will get back to you as soon as possible.

Year-to-date the Committee has approved: 20 New Home Constructions, 1 new Deck, 8 new Sheds, 3 new Fences, 2 in-ground pools and 7 Miscellaneous projects.

Finance Committee by Sandy Stratton

August 3, 2015 the Finance Committee performed an audit of the first 6 months of 2015. Based on 100% testing there were no exceptions, all transactions balanced with the bank. Committee members in attendance were Art Carpenter, Ruth Carpenter, Bobby Cox, Suzanne Drucker and Sandy Stratton.

Operations Committee by Michele Working

Summer is almost over. I hope everyone has had a great time using the park and pool. We are happy to have the gate finally up and operating. If you are current on your account and do not have your individual gate code please contact the office at 830-935-4016.

We are hoping to have a workday on Saturday, October 17th at 9am weather permitting. Coffee and snacks at 8:30am. If you have any tools such as rakes, saws, wheel barrows or chain saws please bring them with you. Hope to see you them!

Rules Committee by Kevin Craine

I am still looking for a few folks to help the Board and I on this committee. The 84th Legislative session has ended and there have been a few updates that need to be reviewed in our recently adopted Bylaws. I am currently planning two work sessions beginning in the Fall. So please come on down and be a part of the fun. Once the updates have been made, any changes will be reviewed by the Association at a Special Meeting called for that purpose or as an agenda item at a regularly scheduled monthly Board of Directors meeting. Article XV authorizes the Board to make these changes to the Bylaws without Association approval, as long as these changes are a result of the Legislative changes authorized by our Texas Legislators.

Pool Is OPEN!!

We are pleased to say that the pool did not remain closed for too long this week. We thank you for your patience as we treated the water to make it safe to swim in. Again we want to remind you if you are using sunscreen at the pool please rub it in or dry off the excess before getting into the pool. The pool this year has had the most use, which we are super excited about. We do however all need to take precautions while at the pool. Please remember no bottles are allowed in the pool area, be courteous to others who might be swimming, no horse playing or running and please take all your belongings with you when you leave. We are not responsible for lost items left at the pool.

Hello Rocky Creek Ranch! My name is Stephanie Sanders. I live at 250 Rocky Ranch Rd at the front of the subdivision. We moved here in March of '15 and are loving the 'lake life'. We have been in the area for about a year and a half now after living over off of 46 for the 7 years. Canyon Lake feels like home to me and we don't plan on leaving any time soon (never if it were all up to me). At the beginning of July, I used the next door app to start an aerobics class for RCR residents. Shortly after, there was much inquiry about a water aerobics class. We started that about two weeks ago and the participation for both classes has been wonderfully surprising!! Currently, we are meeting for water aerobics on Tuesdays and Thursdays at 6:15. After water aerobics, we get out of the pool and head over to the basketball courts for an additional circuit workout. Not everyone joins for this class, but all are welcome. It's been great meeting new residents and even making some new friends through this endeavor to get healthy with the residents of Rock Creek. Hope to see you there!

Sincerely,

Stephanie