



# MOUNTAIN SPRINGS

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## RANCH

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### September 2009

#### **National Night Out—October 6, 2009**

The Neighborhood Watch Committee is hosting National Night Out for Mountain Springs Ranch on October 6 at 6:30 p.m.. The committee invites you to bring a dessert to share or just stop by and visit with your neighbors and invited guests from the County Sheriff's Department, the Spring Branch Fire Department, Bulverde EMS and our security patrol. We'll have an informal program around 7:00 p.m.

Do you have your Mountain Springs Ranch Vehicle Identification Decal? Neighborhood Watch is distributing vehicle decals to residents at Mountain Springs Ranch to help identify vehicles that belong to property owners using our pool or nature trails. Non-resident property owners who visit their property here at Mountain Springs Ranch may also request two free decals for their vehicles. To request decals, please send an email to [zellers@gvvc.com](mailto:zellers@gvvc.com) with your name, address and lot number and we'll mail you decals and instructions for placing them on your vehicle.

Security patrol continues to report garage doors open at all hours of the day and night. With attached garages, this is an open invitation to thieves.

#### **Community Mailboxes**

Our mailbox parking areas have limited parking for mail delivery and pick-up. If you want to leave a vehicle for a few hours near the entrance, please park the vehicle away from the mailbox area so you are not blocking access to the mailboxes. You might also want to consider parking your vehicle in the parking area adjacent to the pool complex. Also, please be considerate of your neighbors and don't leave trash at the community mailboxes for other residents to pick up.

#### **Mountain Springs Ranch Property Owners Association Annual Meeting**

October 31, 2009  
10:00 a.m.  
MSR Pool Pavilion

Official Notice of the meeting, along with budgets and ballots, will be mailed to all property in early October.

The two-year terms of Greg Anderson, Julia Roth and Mary Lu Zellers expire this October. Those positions will be filled by election at the annual meeting of the Association on October 31. Mike Kelly is heading up the Nominating Committee and seeking names of persons who may be interested in running for the Association Board of Directors. If you or someone you know is interested in learning more about the duties of the Board of Directors, please contact Mike at 832-244-0623 or [skkelly@gvvc.com](mailto:skkelly@gvvc.com).

Nominations for board positions to be placed on the mailed ballot will be accepted until September 25. Persons may also be nominated from the floor at the association annual meeting on October 31.

## **The BURN BAN IS ON AS OF JUNE 18 AT 9:05 A.M.**

**Although we've had a some rain during the past few weeks, Comal County is still in drought conditions. At this writing, the burn ban is on in Comal County. Please do not endanger our neighborhood by irresponsible outdoor burning. There are hefty fines for not adhering to burn ban restrictions.**

**Even when a burn ban is not in effect, always check the Comal County Fire Marshall's website before doing any burning on your property. And always have a water hose or hoses hooked up and ready to use. Winds do kick up and change direction quickly in these hills.**

### **Neighborhood Garage Sale**

Bill Cawood is heading up a committee that is planning the first neighborhood garage sale

October 2 and 3  
8:00 a.m.— ?

Also, October 1 will be an unadvertised neighborhood swap night with a opportunity for neighbors to shop each other's treasures before the public.

The parking area at the former Bluegreen Sales Office at the entrance on 311 will be available for residents to set up sale items if they choose to do so. No security will be available for this area and all items must be removed on Friday evening and immediately after the sale ends on Saturday.

Participants in gated communities will need to work out access logistics with their neighbors before requesting that gates be open for the sale days.

Participants will be asked to register by September 18 and pay a fee to help cover adver-

### **Halloween Trunk or Treat**

Last year's trunk or treat was enjoyed by all who participated. If you'd like to see that event happen again this year, we need some brave neighbors to step forward and organize Trunk or Treat on October 31. Please let the board know if you'd be willing to work on this committee by sending an email to [msrpoa@msrpoa.com](mailto:msrpoa@msrpoa.com).

### **Feral Hogs**

If you've had a visit from the feral hogs who roam our communities at night, you are aware of the damage they can cause. They can root up an entire section of yard in record time, tear out irrigation systems and uproot large rocks before you even know they are out there.

We're asking your help to let us know where the hogs are travelling in our communities. If you spot hogs or have damage to your property, please send an email to Leon Kyrish at [lkyrish@yahoo.com](mailto:lkyrish@yahoo.com)

Leon Kyrish is working on solutions to minimize this problem. He has several persons who will furnish a trap on your property to catch the hogs and then haul them away. Leon is also working with several persons to build a pen or pens in the nature preserve to trap several hogs at a time. Although many residents have trapped hogs, there are still many hogs out there. On a recent night a resident had two different groups in his front yard and back yard numbering about 20 hogs total.

## **Important Information for Residents in our Gated Communities**

Won't you please help us keep your gates secure? In addition to your remotes, and having your name programmed into the key pad at the gate, you should have at least two codes for your gated property.

- The first code is your five digit owner code which is programmed 24 hours a day Sunday through Saturday. You should give this code to family members who need 24 hour access to your home. Remember persons who have this code will have unlimited access to your entire gated community 24 hours a day. Do not share it with the public or contractors.
- The second code is a contractor code which is programmed from 7:00 a.m. to 7:00 p.m. Monday through Saturday. This code is for workers who visit your home such as pest control, cleaning person, lawn service. Be choosy about who you give codes to your gates. A recent article in *Readers Digest* stated those who burglarize your home are likely to be the guy who recently washed your windows, installed your gutters, cleaned up your yard, etc.

### **Other gate codes you may need:**

- You should also request a temporary code for a party or special project. Seriously think about this. If you give your 24 hour 5-digit code to the entire baseball team or jewelry party, suddenly lots of folks have access to your entire gated community 24/7 for as long as that code exists. Please ask the Association to cancel this code after your party.
- When you start building your home in a gated community, you should request a builder code that your builder and subcontractors can use to access your property Monday through Saturday. Please request the POA to cancel this code once your home is complete. We try to catch these codes but it's your responsibility to see that the code is removed from the gate as soon as it's no longer needed.
- When you list your home or property, you should request a realtor code for the property. Again, please notify the POA to cancel this code when the property is sold.
- Emergency personnel have codes to our gates as do the trash pick-up services, utilities, UPS, etc. If a service visits our gated communities regularly, they should contact the POA for a code so we can keep track of who is entering the gates.

All codes may be requested or canceled by sending an email to the Association at [msrpoa@msrpoa.com](mailto:msrpoa@msrpoa.com). If you have questions about gate codes or need more information, please let us know.

**Please report gates not working properly to Gate Services at 210-8676-5451.**

**Ladies of Mountain Springs Ranch....**Come have coffee and get to know each other better on Wednesday, September 30, at 3552 Comal Springs, home of Cookie McKinstry. Please let us know you are coming. We hope to see you!!

To RSVP contact either  
Cookie McKinstry at 830-885-6798 / email [cookiemckinstry@gvtc.com](mailto:cookiemckinstry@gvtc.com) or  
Holly Morgan at 830-214-7185 / email [hollymorgan5@gmail.com](mailto:hollymorgan5@gmail.com)

## **Blue Address Signs**

The Spring Branch Volunteer Fire Department sells and installs the blue reflective address signs at your driveway. Emergency personnel have told us the signs are critical for fast response time—especially during nighttime hours. You can have a sign installed for just \$25 by contacting the Spring Branch Volunteer Fire Department 830-885-7151.

## **Mountain Springs Ranch Pool**

The Mountain Springs Ranch pool will remain open for property owners and guests as long as weather permits.

After Labor Day, pool hours are 8:00 a.m. to 8:00 p.m. Restrooms will be available by card key only.

## **Keeping our Neighborhood Beautiful**

**Landscaping** A landscape plan is required to be submitted to the Architectural Control Committee at least 30 days prior to home completion with landscaping installation to be completed within 90 days after the completion of home construction. If you've neglected your required landscaping, fall is a good time to get started. Won't you do your part to keep our community beautiful?

**Brush Piles** The Board has once again sent letters to property owners asking them to remove brush or debris piles from their lots. We appreciate the cooperation from several property owners who have removed their brush piles recently. Those lots look 100 times better and the snakes and rodents have moved on. Your neighbors also thank you.

**Dumping Debris on Vacant Lots** In a couple of instances this past year we were notified that debris from lot clearing had been dumped on another lot. This is trespassing. Be sure your lot clearing crew is chipping or hauling away the debris from your lot rather than dumping it somewhere else in our community.

**Dumpsters** The dumpster in front of your neighbor's home under construction is required by the POA to maintain a clean lot. The dumpster is not there for your unwanted large items. Please do not dump your trash in the builder's dumpster.

### **Association Website (msrpoa.com)**

Property Owners have had difficulty accessing password protected areas of the Association website. We'll be looking at solutions to this problem but in the meantime, we'd like to remind you that there are two passwords required for the website.

- Board Minutes—all property owners use the same password assigned by the webmaster.
- Bulletin Board—property owners use individual user IDs and passwords assigned by the webmaster.

If you have trouble accessing these two areas, please contact the webmaster at [webmaster@msrpoa.com](mailto:webmaster@msrpoa.com).

Other areas of the website are available to all. We hope you're using the website to find information about our community. We welcome suggestions for additions to the website or questions you may have about information on the website. Again, send an email to [msrpoa@msrpoa.com](mailto:msrpoa@msrpoa.com) or call the association at 830-608-3407.

### **CLWSC Workshop—September 22**

The Hill Country Neighborhood Coalition and Canyon Lake Water Service Company (CLWSC) will conduct a Workshop for interested residents and businesses Tuesday, September 22<sup>nd</sup> at 6:30 pm at the GVTC Auditorium, located at 36101 FM 3159, just north of Hwy 46.

The purpose of the workshop is to inform the customers who are serviced by CLWSC of the new water rates and rate structures which will be reflected in the October, 2009 billing. The new rates and structures are a result of recently negotiated reductions between Hill Country Neighborhood Coalition representatives and CLWSC.

The detailed information to be presented at the meeting will assist water users in deciding if a different meter plan will provide rate and/or water usage benefits. A Sign-up for meter change requests will be available at the meeting. CLWSC offers a one-time waiver of the Reconnection Fee associated with Meter Changes through March 31, 2010.

To reserve a seat, RSVP to [dschu@gvtc.com](mailto:dschu@gvtc.com) no later than Friday, September 18, 2009.