

### BOARD OF DIRECTORS

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### Sign Committee

To ensure Real Estate signs placed on properties within Mountain Springs Ranch are uniform and appealing, Sign Guidelines were developed and adopted by the MSR-POA that convey to Real Estate Brokers on basic sign requirements.

These simple guidelines outline the requirements and suggested supplier. So before you sign the dotted line to list your lot or home for sale within MSR, point your Broker to our MSR-POA website for the guidelines:

Real Estate Guidelines: <http://msrapoa.com/useful-information-links?id=20:sign-guidelines&catid=1>

Other key points:

- 1) To keep our entrances into MSR de-cluttered, temporary "open house" signage are only allowed during the open house time frame.
- 2) Contractor signs (i.e. pool builder, lot clearing or landscaper) are not allowed to be placed on property.
- 3) Political signage is allowed in strict accordance with Texas Law.



Our 2020 Annual Meeting is just days away! **Please join us at the MSR Pool Complex on August 29<sup>th</sup> at 9:30am (registration begins at 9am).** If you cannot attend, please return your proxy to count toward quorum for the meeting. In case you haven't returned your meeting proxy, a copy is included (see last page). Please return the proxy to Mountain Springs Ranch Property Owners Association, c/o Diamond Association Management & Consulting, 14603 Huebner Rd, Bldg. 40, San Antonio, TX 78230 or email to [laurel@damctx.com](mailto:laurel@damctx.com)

## President's Report

Where to start? This report should have been presented in March but COVID-19 hit our nation and our 2020 Annual Meeting was postponed as many other events. What a spring and summer this has been with parks, pools, libraries, schools, restaurants, shops, hair and nail salons and many other businesses closing and then reopening under restricted operating guidelines. Our social events were put on hold, Board meetings are being held electronically, the pool is open with restrictions, and more of you are working from home and using the nature preserve trails for walking or jogging.

2019 was a year of changes for Management, Board and ACC. In March we started transition to a new management company, Diamond Association Management & Consulting in San Antonio. Naturally, this transition took several months to complete. Over the year we have had three different association managers at Diamond. Our Board has also seen some changes over the past year. Alan King resigned from the Board of Directors in April and sadly passed away a few months later. The Board appointed Michela Payne to fill Alan's term on the Board. Then Michaela's husband took a job in Washington, DC and she resigned from the Board in February. The ACC also had a change in leadership over this past year, Vicki King, Kim Mockert and Pam Poston each chaired the committee and assumed the responsibility of overseeing building and property improvements in Mountain Springs Ranch during the year.

A huge thank you to our 2019-2020 Board members who have given so much of their time to our community and helped me through the year with advice and support: Dwayne Scates, Vice President, Keith Randolph, Secretary, Deena Clausen, Treasurer and Michaela Payne. Thank you to the committee chairs and the members who work quietly behind the scenes to make our community a happy place to call home. And last but not least, thank you to our support at Diamond Association Management & Consulting, who have assumed many of the day-to-day tasks that make our role in the Association easier.

The Social Committee was busy during 2019. They hosted Ladies Night Out, Star Gazing Party, Adults only Social, Pool Party, National Night Out, Fall Festival, Turkey Trot, Entrance Holiday Decorating, and Cookies with Santa. In 2020 COVID-19 restricted social activities but we are looking forward to a renewed schedule in 2021. Susan Randolph chaired the Social Committee but has moved on to other responsibilities. We are looking for a neighbor who is willing to head this committee in 2021.

The Dark Skies Committee is realigning at this time and also looking for a Chair after Jim Miller's recent resignation. With many new area developments, Dark Skies are becoming more problematic and are concerns to many neighboring communities. I'm including a link to the Hill Country Alliance Night Skies but the website also discusses other environmental challenges caused by the rapid development in the Texas Hill Country: [www.hillcountryalliance.org/NightSkies](http://www.hillcountryalliance.org/NightSkies)

Dave Fletcher is Chair of our Sign Committee. When we notice a noncompliant real estate sign, Dave contacts the realtor and lets them know the sign needs to be switched out. We are seeing very few noncompliant signs in the neighborhood. Recently, Dave has also assumed responsibility for the 311 entrance fountains.

Curt Collier is chair of the Pool Committee. He works with the pool maintenance crew and keeps the Board apprised of any needed repairs or additions at the pool complex. The pool pavilion is scheduled for painting this fall and needed fence painting is out for bids. Thanks to Keith Randolph and a group of neighbors who stepped up to help us work through pool opening restrictions. We've been able to keep our pool open during this hot and dry summer.

## President's Report (continued)

If you're new to Mountain Springs Ranch, you've most likely had a visit from our Welcome Committee chaired by Dene Kyrish. The committee visits and greets new neighbors to Mountain Springs Ranch. The committee welcomed 42 new neighbors in 2019 and has welcomed 36 new neighbors so far in 2020.

Dwayne Scates is chair of the Landscape and Irrigation Committee which oversees the landscaping maintenance, irrigation and plantings at entrances to Mountain Springs Ranch and the gated neighborhoods. Thanks to Dwayne's persistence, the entrance monuments were cleaned and the entrance fountains at the 311 entrance are working again. Irrigation systems at the pool and entrances have been inspected and repaired as needed.

David Hoey chaired the Nature Preserve Committee for part of the year but had to step down because of work responsibilities. Maria Brady stepped back into the role of Nature Preserve chair in February. With the heavy rain in May, the nature preserve received damage to the main walking trail and the sidewalk under the bridge. Maria is in the preserve daily with her dog Lettie so she keeps a close eye out for any work that needs to be done. As I write this, work is being done to the creek bed along the main walking trail to redirect water flow in heavy rains away from the trail. We are also soliciting bids for painting the fences and gates at the entrances to the nature preserve.

The Architectural Control Committee (ACC) has been busy in 2019-2020. I'm sure you've noticed the many homes under construction in our community. Each of these builds are facilitated by the ACC chaired by Pam Poston. In addition, the committee oversees landscape, pools, patios, fences, etc., basically any additions to the outside of your property or home including change of paint or trim color. Each of these projects requires an application and review by the committee before work is started. The committee meets monthly but often reviews applications on the DAMC portal between meetings. The Architectural Site and Design Guidelines for Mountain Springs Ranch (ASDGs) were revised and approved in August 2019. The Committee is already working on updates and clarifications to the ASDGS.

The Newsletter is not a committee but this report would not be complete without a thank you to Frances Trilone for putting together our quarterly newsletters and to the committee chairs for their contributions.

Other projects completed or in progress:

- 2020 Budgets were approved as presented and 2020 assessments mailed to property owners in November.
- The 2018 Financial Audit has been completed and the 2019 audit is in process thanks to Treasurer Deena Clausen.
- Gate Codes in the Hills, The Ridge and The Vistas were renewed.
- The MSR pool was closed in March due to COVID-19 and reopened with restrictions in June.
- Lighting at the Pool and Vistas mailboxes was replaced with dark sky compliant lights.
- Work hour signs were posted at the 311 and Rebecca Creek entrance.
- The Board responded to several confidential property owner concerns and worked to resolve them for the Association.
- Road sealing and crack sealing for the gated communities, pool and mailbox areas is in the bidding stage with the consideration of hiring an engineer to give guidance and long-term planning.
- Fence Painting for entrances, pool and nature preserve is in the bidding stage.

## Nature Preserve Committee

From our deck, my wife and I look down at the Mountain Springs Ranch Preserve. A view we take time to enjoy almost every morning and evening. The real joy of the preserve though is experienced when we get down into it.

The trails offer a variety of terrain and environments to explore. We love to walk around the pond, either by dropping down to it from the trail at the end of Oyster Springs or from the pool complex. Several native and a few transplanted ducks have taken up residence there. Sometimes, particularly early in the morning, we've been treated to a Great Blue Heron taking flight. Another favorite trail of ours is the Braveheart Trail. The terrain is just a bit more challenging, but you are rewarded by some fine views across the preserve and, in the spring, a variety of colorful wildflowers you won't see along any of the other trails. The Possumberry Trail is another good one, taking off from the west end of the Braveheart Trail, you walk through a relatively dense riparian lowland. This trail stays wetter than the others after a rain so boots may be necessary at times. The main trail/gravel road extends from the pool complex to the parking lot off Mountain Springs.



Though we've walked all these trails many times, I never tire of them as I'm constantly seeing new, or newly interesting, things. Whether it's the abundance of birds on a cool spring morning, seeing the shades of green vegetation change with the angle of the sun during the day or from season to season – darkening as spring turns to summer, or just seeing something new that I hadn't noticed before. Of course, one of the "blessings" of getting older is that often things I've seen many times appear to be new sightings. We are fortunate to have such a gem in our backyard.

I imagine however, that like me, many of you considered this amenity when purchasing your property and building on it. What you may not have factored in – I know I didn't – is how blessed we are to have people on the preserve committee, as well as those who volunteer to help them, who are dedicated to maintaining this beautiful greenspace in a way that preserves the natural beauty and diversity of this landscape and the wildlife who live there for the enjoyment of us all and for those who will come after us. After all, isn't that the true essence of what a preserve is? A place that is set aside and maintained in perpetuity.

Happy trails friends,  
Mark Abolafia-Rosenzweig

## Welcome Committee



Since the last newsletter, we delivered welcome bags with MSR information as well as local information provided by the New Braunfels Chamber to 28 homes, 14 new homes, and 14 resales. Due to Covid-19, we are delivering bags but not doing in home visits. We are asking everyone's help to be sure we don't overlook new families. If you know of someone moving in or if you're interested in volunteering for the committee, please contact us through the MSR website. We would love more volunteers! Also, if you own a business and want your business card to be part of our welcome packet, please let us know and we can arrange to have them included.

## Burn Ban

Because of increasingly dry conditions, the Comal County Commissioners Court implemented a ban on outdoor burning on July 10, 2020.

Under the restrictions, no open flames are allowed outdoors – including trash burning, campfires, and torches, among others. Residents may barbecue with an open flame if the grill has a lid and is set off the ground. Welders are encouraged to use a spotter for any outdoor welding and to keep a water source nearby.



Please check the Comal County Fire Marshal's Website for more information - [www.co.comal.tx.us/Fire\\_Marshal.htm](http://www.co.comal.tx.us/Fire_Marshal.htm)

## Pool Committee

Our long, hot Covid summer is finally coming to an end. We are so happy to have been able to open the pool during this time. Driving around San Antonio, you still see lots of closed community pools. Hopefully, a vaccine is developed quickly and life and pool life can get back to normal.

As the weather cools and facility usage slow, we will start work on rehabilitating the pavilion. We are also working on some concrete repair. Our goal is to schedule this work on Thursdays when the pool complex is closed.

## Notes About Nextdoor

Mountain Springs Ranch property owners have access to Nextdoor social media. Nextdoor is an excellent tool for neighbor to neighbor information on lost and found, items for sale, recommendations for service providers, restaurants, etc. The Property Owners Association does not use Nextdoor for communications, nor monitor Nextdoor. If you have a question or comment for the Association, it's best to either email the Board at [mssrapoa@msrapoa.com](mailto:mssrapoa@msrapoa.com) or contact our Association Manager at [Laurel@damctx.com](mailto:Laurel@damctx.com).

We recently received a request from a neighbor on Nextdoor to remind our neighborhood that some posts should be posted to MSR only and not to all neighborhoods that share our Nextdoor feed. "Ever since ND started, I've seen MSR and RC as kinda similar and I've kept MSR on my list of ND communities. That said, I'm tired of hearing about matters, like your pool, that only affect MSR. Can you possibly educate your neighbors?"

When you join Nextdoor, you can choose in your profile which neighborhoods you want to see posts from and which neighborhoods can see your posts. Nextdoor will remember your choices. You can modify this in your profile any time and you can also modify the default in individual posts. When you create a Nextdoor post, please decide if your post is specific to MSR or general enough for all neighborhoods. Your default is whatever you've chosen in your profile but you can easily change that in any message by clicking on the distribution you've chosen and making a different choice. You can also customize which neighborhoods will see your posted message.

Enjoy Nextdoor and please remember their Community Guidelines:

- Be respectful to your neighbors.
- Do not discriminate.
- Discuss important topics in the right way.
- Promote local commerce the right way.
- Use your own identity.
- Do not engage in harmful activity.

## Architectural Control Committee

The MSR ACC Committee reminds all property owners that any and all exterior changes need to be submitted and approved before installation.

Applications for improvements are on our website and require a \$500.00 deposit. Deposits are returned upon completion. We will need pictures with your application of intended location and completed improvements will need pictures sent to DAMC.

All improvements need to be on a survey of property. Please check with ASDGS for guidelines for your application whether it is pool, fence or other improvements.

The ACC is using the DAMC portal to review and accept your applications. We are able to process and approve your improvements in an efficient time line and do not need an expedite fee to do so if application is completed with all details necessary for approval. Please use the checklists for fences, pools, and other improvements provided on the MSR website.

Improvements not approved in writing are subject to fines and removal at homeowner's expense.

Please note all approved applications for improvement are required to follow the construction hours of the neighborhood:

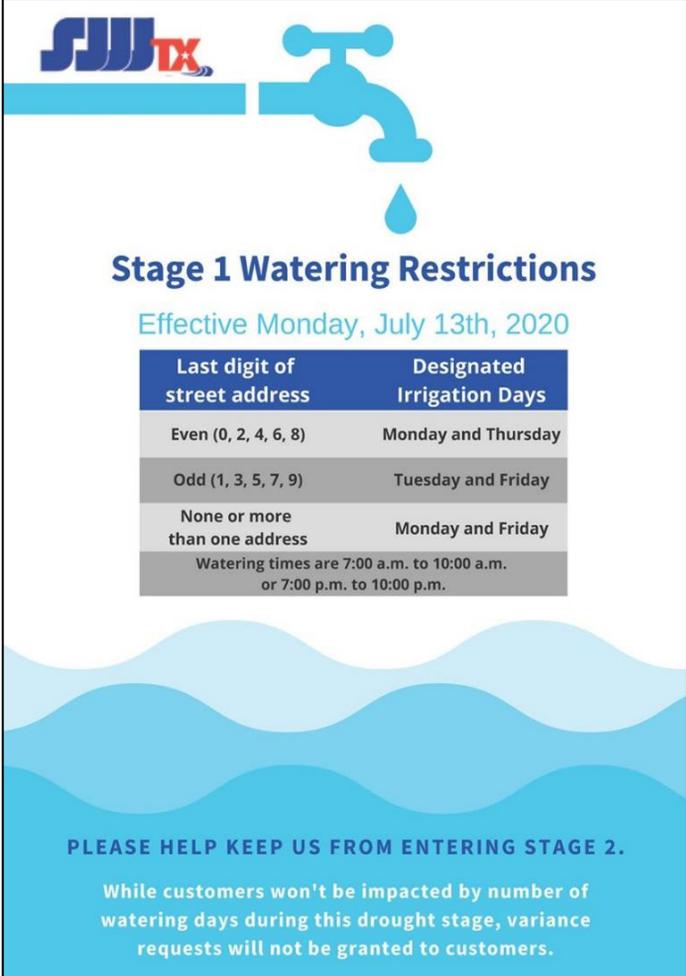
- M-F 7AM until 7PM
- Saturday 8AM until 5PM
- No work on Sundays and noted holidays

The ACC has several new builds to begin in September.

If you notice after hours construction or builds that need our attention please contact the ACC at msraccpam@gmail.com.

In closing, the ACC would like to remind all of our neighbors to be aware of your lighting. Bright white bulbs and direction of spotlights have been a major concern of your neighbors. Please review your choices and the impact they have on your area of the neighborhood. The ACC is requiring new builds to use 3000K or less bulbs. No bright white bulbs but bulbs with a warmer hue. All lighting must point straight down without motion sensors and timers.

The ACC is a volunteer group that devotes many hours of their time to maintaining the integrity of your home and our neighborhood.



**Stage 1 Watering Restrictions**  
Effective Monday, July 13th, 2020

Last digit of street address	Designated Irrigation Days
Even (0, 2, 4, 6, 8)	Monday and Thursday
Odd (1, 3, 5, 7, 9)	Tuesday and Friday
None or more than one address	Monday and Friday

Watering times are 7:00 a.m. to 10:00 a.m.  
or 7:00 p.m. to 10:00 p.m.

**PLEASE HELP KEEP US FROM ENTERING STAGE 2.**

While customers won't be impacted by number of watering days during this drought stage, variance requests will not be granted to customers.



**PROXY**  
**MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION**  
**ANNUAL GENERAL MEMBERSHIP MEETING**  
**August 29, 2020**

If you cannot attend the Annual General Membership Meeting, please fill out and return this Proxy to Mountain Springs Ranch Property Owners Association, c/o Diamond Association Management & Consulting, 14603 Huebner Rd, Bldg 40, San Antonio, TX 78230, or email to [laurel@damctx.com](mailto:laurel@damctx.com).

Your right to vote may be given to the Board of Directors, another property owner, family member or agent by signing this proxy and delivering it to Mountain Springs Ranch Property Owners Association **prior to the beginning of the Annual Meeting on August 29, 2020. Only one property owner signature is required. This Proxy will be void if you elect to attend the meeting.**

I/We, owners(s) of \_\_\_\_\_, \_\_\_\_\_ hereby give my (our) proxy to:  
Property Address Lot #

**NOTE: Check only one box in the left column.**

- The Board of Directors, and direct that **my vote be cast as indicated below.**  
(Direct your vote by checking up to **three (3) boxes** under Election of Board Members).
- The Board of Directors, and direct that my vote be cast in manner as **they would vote.**
- Another Member and direct that my vote be cast in a manner as **they would vote.**

[Print legibly the name of the member you are assigning your proxy to]:

\_\_\_\_\_

- This proxy to be used to establish a quorum only.

There are currently three (3) positions available, and you may vote for three (3) individuals by placing a check mark next to their name. Voting for more than three (3) individuals will invalidate your vote.

**Election of Board members:**

(Please check up to three (3) boxes below. For write-in candidate(s), print name(s) legibly):

- Paul Ditullio**
- Petra Wagner**
- Ted Zimmerhanel**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

This proxy revokes all proxies heretofore granted by the undersigned. Unless sooner revoked, this Proxy shall remain in effect until the final adjournment of the membership meeting, or any subsequent date to which and at which the meeting is finally adjourned.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Email: \_\_\_\_\_ Phone #: \_\_\_\_\_