

### BOARD OF DIRECTORS

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### “Stop 3009 Quarry” Update

About one year ago Vulcan Materials, LLC, acquired land at the corner of TX 46 and FM3009, with a view to starting a limestone quarrying and rock crushing operation. Vulcan made application to Texas Commission on Environmental Quality (TCEQ) for an air permit, which is required of commercial operations that produce pollutants into the air. As this proposed location is centrally located in Comal County amidst hundreds of Hill Country homes and schools, a volunteer organization, the “Stop 3009 Quarry” was formed and has since been working to voice concerns with TCEQ about the potential detrimental impact of such an operation at that location, specifically the air permit that would enable the quarry to begin operation.

The effort has now progressed to the TX state level where a State Office of Administrative Hearing (SOAH) has been scheduled in June where attorneys of “Stop 3009 Quarry” and Vulcan will make their cases with the review of a SOAH judge. The outcomes and recommendations of the SOAH judge will be directed to the TCEQ for final decision regarding the air permit. To date expert witnesses have been identified on both sides, and depositions have begun.

### Upcoming MSR Events

- **Adult’s Only** is scheduled for Saturday, June 8<sup>th</sup> at Kevin and Sharon Smith’s home (1824 Split Mountain) from 5:30pm-7:30pm. Gate code will be provided upon RSVP. Please bring an appetizer and adult beverage (non-alcoholic beverages and dessert will be provided). You must RSVP by May 31<sup>st</sup> by emailing [msrsocial@msrapoa.com](mailto:msrsocial@msrapoa.com).
- **Pool Party** is scheduled for Saturday, July 20<sup>th</sup>.
- **Bracken Bat Cave Experience** is scheduled for Friday, August 16<sup>th</sup>.



## **MSR Board of Directors Meetings**

Board meetings are held the third Monday of the month at GVTC Auditorium conference room at 6:30 p.m. As the schedule varies, property owners will be notified of meeting dates and times. Notices will be posted on the Association Bulletin Boards and sent by email to property owners who have shared an email address with the Association.

Below are the meeting dates for 2019:

- May 28<sup>th</sup> (Tuesday at 5:30pm)
- June 17<sup>th</sup>
- July 22<sup>nd</sup>
- August 26<sup>th</sup>
- September 23<sup>rd</sup>
- October 28<sup>th</sup>
- November 11<sup>th</sup>

## **Comal County ESD 4 – Rebecca Creek Station**

Our tax dollars at work! As you can see, construction on our new fire station at FM 311 & Rebecca Creek road is moving along quickly. We are still on track to complete the station by October 2019. Once completed, the new station will be staffed with emergency medical and fire personnel 24 hours/7 days a week and will house both fire and ambulance equipment. The station will have one conference room and one smaller meeting room available for public use – i.e. MSRPOA meetings 😊.



## **Dark Sky Lighting Committee**

During April the ACC with Board support decided to create the Dark Sky Lighting Committee. The Committee currently consists of Dwayne Scates, Jim Miller and Stu Crockett. The purpose of the committee is to support the ACC in reviewing lighting selections for new homes and for replacement lighting. In addition to this, the Committee will assist in the reviewing installations that are not compliant since the board resolution in 2017. Furthermore, the Committee will work with existing installations that are nuisance lighting to neighbors. The Committee plans to do eblasts on various Dark Sky issues for educational purposes.

If anyone would like to join the committee, we would ask that you email [lighting@msrapoa.com](mailto:lighting@msrapoa.com).

## Pool Committee

- New furniture was purchased, delivered and set up. We are ready for the summer season!
- One large 4' diameter PVC table and 6 small low-profile PVC tables were purchased and installed.
- STILL working on the plumbing leak.
- Request is in for a replacement grill.
- The fencing around the pool was repainted.
- The renting of the lower pool has started.
- There were 2 repairs that gate services took care of this month.  
Entry gate exit button replaced and men's bathroom key card repaired.
- Lisa Delgado has joined the pool committee.



## Landscaping Committee

Dwayne Scates recently took over the landscape committee. He started with trying to get a general understanding of the current status of irrigation systems and landscaping processes. The Ridge immediately needed work and had to have the GFCI and irrigation controller replaced. We also addressed lighting at the entrance to the neighborhood off 311.

The next task will be to adjust the lighting and landscaping so the lights actually light the name of our neighborhood. The entrance off Rebecca Creek Road is also on the agenda and a new solar light will be purchased to replace the current non-functioning unit. The fountains at the front of the neighborhood are also on the list of things that need to be addressed. They haven't worked in over a year and there is some debate about spending money to get them functional in our regularly drought stricken geography? Your input on the fountains would be appreciated. We'll come up with an estimated cost to reinvigorate those and then make a decision.

It is notable that we recently had some vandalism of irrigation infrastructure that cost us a significant amount of money so please keep your eyes out for that type activity and report it to authorities along with the Board.

It would be extremely helpful if we could get individuals that could help manage our irrigated areas— 311 entrance, Rebecca Creek entrance, The Estates/Mail area, The Ridge entrance, The Vistas entrance, The Pool Complex, and The Hills entrance. This would include adjusting watering schedules seasonally, adapting to water restrictions as they occur, and being a set of eyes to monitor if the system is functioning properly. Please contact Dwayne if you are willing to help out.

The Landscaping Committee does not manage the Nature Preserve area. The goal for Landscaping is to maintain water-responsible and attractive areas that represent the pride we have in where we live.

We strongly encourage all property owners to review and update their contact information by registering for the online DAMC Homeowner Portal, which is on our Association website ([www.msrapoa.com](http://www.msrapoa.com)).



**DIAMOND  
ASSOCIATION**  
Management & Consulting



Memorial Day was started to honor those who served and died in the Civil War and was celebrated on May 30 as Decoration Day. Today, we observe Memorial Day on the fourth Monday in May and is meant for remembering and honoring all military personnel who died in American wars. In 2000, Congress established a national moment of remembrance at 3 pm. On Memorial Day, May 27 this year, please pause to remember those who have given their lives for our country.

## Mammen Family Public Library

For those of you new to our neighborhood, Mammen Family Public Library is located on Bulverde Crossing across the street from Home Depot. The **library expansion** started in 2018 is scheduled to be completed in mid-June. In addition to the many books, CDs, and helpful staff, the library will have an expanded children and teen area, additional study rooms and a large meeting area. Library staff located in the Annex will begin moving back to the library in June. The Grand Opening is being planned for September 2019.

The Mammen Family Public Library Children's **Summer Reading Program** kicks off on June 15 from 2 pm to 3:30 pm in Bulverde Park. Don't miss the fun activities planned for children during June, July and August. And teens and adults will also have a wide variety of summer programs and workshops to choose from. Sign up for summer fun at the library website [mfplibrary.org](http://mfplibrary.org). If you don't already have your library card, stop by the library, see the newly remodeled space and get your card.

## Nature Preserve Committee

Spring has sprung and the preserve is starting to rapidly grow. With all the recent rains the creek is a raging torrent, be safe when approaching it. Watch those low water crossings when the water is flowing across.

As a reminder the trail system is maintained by volunteers and we want to thank those who quietly give of their time and equipment to keep sections of the trails mowed, accessible, and looking great for all to enjoy. The annual POA budget only pays for mowing of the main trails. Maintenance of the smaller trails and access points is done by the volunteers. We can always use more help, so if you would like to adopt a portion of the trail please do so and let me know so we can properly thank you. If you just want to help out, participate in the preserve work days or let me know if you are willing to donate use of equipment. And please do inform us of any areas needing work or storm damage. Even though I'd love to I don't get on all the trails every day.

Motorized vehicles are not permitted in the trail system without authorization. Also, we have had multiple occurrences of vandalism to include dumping of construction debris, defacing the memorial bench site by the pond, and continued destruction of trail marker signs.

Enjoy the preserve, be safe while hiking, and keep an eye out.

## Welcome Committee



The MSR Welcome Committee extends a warm welcome to new neighbors. A tote bag with the MSR logo on it as well as an information packet about MSR and nearby community information was given to 13 new neighbors in the first quarter of 2019! Ten of those were new builds while three others were resale visits.

Members of the committee are: Glenda Nelson, Robin Haller, Vickie Butler, Margie Smith, and Dene Kyrish.

In 2018, we visited 57 new neighbors (38 new builds and 19 resales). We would like to thank Betty Cloutier for her many outstanding years of service to this committee. Vickie King is taking some time off from committee visits but will continue with other responsibilities, and we want to thank her as well for her service. We are pleased to add Margie Smith as our newest committee member.

Since we learn about new neighbors by word of mouth, please let us know if someone moves in on your street.

## Sign Committee

To ensure the 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 these basic sign requirements. These simple guidelines outline the requirements and suggested local 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 these guidelines:

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

Other points:

- 1) To keep our entrances into MSR de-cluttered “open house” signage is only allowed during the actual open house time frame.
- 2) Contractor signs (i.e. pool builder, lot clearing or landscaper) are not allowed to be placed on property.

### CLWSC YEAR-ROUND WATERING SCHEDULE

**Effective June 1, 2019**, landscape watering using in-ground or above-ground sprinkler systems will be limited to two days per week from 7:00 a.m. to 10:00 a.m. OR 7:00 p.m. to 10:00 p.m. The last digit of your address will determine your new watering schedule.

<u>Last Digit of Address</u>	<u>Watering Dates</u>
0,2,4,6,8	Monday & Thursday
1,3,5,7,9	Tuesday & Friday
No Address	Monday & Friday
<b>No Watering</b>	<b>Saturday &amp; Sunday</b>

For Questions call CLWSC at 830-312-4600

## Social Committee

### Star Gazing Party – April 5th

On a lovely Spring evening, a dozen people met at the Pool Pavilion to enjoy cocoa and cookies while our resident Dark Sky experts, David Moody and Mitch Kronowit, shared how to use eyes, binoculars, and telescopes to observe celestial treasures. A real treat was being able to use David and Mitch's telescopes to get a close-up view of Polaris, Orion and the Big Dipper. Resources about how to protect and preserve the night sky was made available to all.



### Ladies Night Out – May 9th

Eighteen ladies braved threatening thunderstorms to gather at Dry Comal Creek Winery & Vineyards to enjoy an evening of community, wine and tasty bites. Nestled amongst towering vintage oak trees, the rain-washed vines glistened in neat rows, twisting delicately along trellises to create a lush canopy. The evening began with a welcoming glass of chilled Mida Jean White Blend accompanied by cucumber rounds topped with cream cheese as old friends greeted each other and new friends were made.

General Manager, Sheila, immediately set the mood with her gracious hospitality and sense of humor as she described the history of the winery and the owner's mission to create the best Texas wines with the best Texas grapes. It was clear Sheila treasures her role and works hard to ensure every guest has a stellar experience.

The fun continued into the tasting room where the group was seated comfortably at rustic wood tables decorated with colorful arrangements of roses, tulips, and carnations which were later happily received as raffle gifts. Tables were set with platters of bread and crackers, cheeses, prosciutto, berries, figs, olives, spiced rosemary-flavored pecans (made by Sheila) and rounded out with chocolate avocado truffles made especially for the occasion (also created by Sheila).

As each of the six wines—Voignier, Rose of Sangiovese, Tempranillo, Cote Du Comal, Wurst Red, and the Dora Rosa—was poured, Sheila schooled the group on the wines' history and the six step of wine tasting—see, swirl, sniff, sip, swish and swallow or spit, but you can bet there wasn't a lot of spitting going on!



## Architectural Control Committee

We are hard at work on your behalf to ensure quality and consistency within our residential community. In the past two years, we have experienced more growth in our community than we have since the very early years of development.

Our committee consists of eight volunteers from our community, who all work diligently to make our neighborhood a better place. They are:

*Co-Chairs: Vickie King and Kimberly Mockert*

*Members: Ken Patla, Randy Ponder, Pam Poston, Lisa Plattenberger, Stu Crockett, and Tom Clutts*

Our duties are to review and approve applications for all new builds, modifications, additions and other improvement requests for our neighborhood. In addition to review and approval, we are responsible for overseeing and enforcing our DCCR's and ASDG's during the build process. Our committee members monitor build sites weekly for compliance issues.

Currently, we have 31 houses under construction and another 23 who have moved into their homes and are working on completing their landscape, other improvements, and exterior lighting work.

In the 1<sup>st</sup> quarter of 2019 we have reviewed and approved:

Type	Total
New Home Construction	16
New Landscape on New Homes	12
In-Ground Pools	2
Other Improvements (Storage/Home Additions/Casitas/Garages/Driveways)	10
Fence Installation	9
Land Clearing	9
Other: Lighting/Variance	6

In 2018, we had 63 new builds in Mountain Springs Ranch.

So, when they say Comal County is the 2<sup>nd</sup> fastest growing County in the United States, Mountain Springs Ranch is certainly making our contribution.

While we can all become frustrated with the day-to-day issues we experience with so many new homes being built, please keep in mind that in most cases the people building these homes will become our neighbors and we encourage all of you to treat them in a friendly neighborly manner.

We appreciate your input and feedback because we know we can improve our neighborhood if we work together as a team. And more importantly, we could use your help. **If you are interested in getting involved with this great effort, please consider joining our team.** Call Vickie King at 281-686-4838 to volunteer your time and expertise.

## Meet Your Board of Directors

### President

Mary Lu Zellers and her husband Dick moved to Mountain Springs Ranch in 2005. Their family of five daughters, two sons, fifteen grandchildren and three great grandchildren are scattered through the U.S. in Wisconsin, California, New Mexico, Texas and Arizona so, of course, there are often visitors at their home. Mary Lu has served as President, Vice President and Secretary of the Board and volunteered on the Pool Committee, Nature Preserve Committee, Neighborhood Watch and Social Committee. She also maintains the Association website. Mary Lu is a volunteer with the Mammen Family Public Library and the Friends of the Library and keeps busy with three book clubs including the Mountain Springs Ranch Books and Wine Club.

### Vice President

Dwayne Scates recently volunteered to be on the MSR Board. In the past he's served in multiple capacities on the board of Braun Willow 2 & 4 HOA. He is married with five children and moved into the neighborhood in August. He and his wife Darla purchased their lot in August of 2016 and began a two-year building process. Their home is located in the Hills. Dwayne is a Department of the Air Force Civilian and a former high school teacher. He taught for twelve years at MacArthur and Reagan High Schools. He is also a Navy Reserve Officer. His goal for being on the board is to help guide a body where we protect property values and abide by those rules, we all signed in the least intrusive way possible. He is also a part of the new Dark Sky Compliance Committee that was recently established to help property owners understand the often vague goals and perimeters of Dark Sky lighting. Coming from a military background his hope is that prior to involving volunteer board or committee members that we try to solve problems at the lowest link of the chain... in other words if there's a problem with a neighbor please speak to them directly in the spirit of cooperative coexistence first no matter how uncomfortable that conversation may be. Last year he set up our first no host Turkey Trot and is looking forward to a much stronger 2nd Annual No Host MSR Turkey Trot. His sincere hope is that we all remember why we moved here and that we strive to create a friendly and respectful community.

### Treasurer

Deena Clausen is a Certified Public Accountant with Ernst and Young, LLP with 30 years of professional experience. Deena and her husband Ray have been residents of Mountain Springs Ranch for over 13 years. Deena accepted reappointment to the Board of Directors in 2018 and was reelected for a two-year term in 2019. She is working with DAMC to transition our financial records to the new management company. Deena is also a Commissioner on the Comal County Emergency Services District No. 4, the district that serves Mountain Springs Ranch.

### Secretary

Keith Randolph is a recently retired biomedical scientist with 40 years experience in academic and industry environments. He was born in Ft Worth, raised near Corpus Christi, and he and Susan (his wife, a dietitian) have two years ago moved to MSR as their home in retirement. His extended family includes his mother, two younger brothers, three sons, and two grandsons, all in Texas. Keith keeps busy with family, work on landscape, and is an avid watercolor artist.

### Member at Large

Allan King recently resigned from the Board of Directors and the Board intends to appoint a member to fill the position until the 2020 Association Meeting. Thank you to Allan King for serving on the Board of Directors during 2018. We appreciate your contributions to our community.