



July 2009

## **River Ridge Ranch Property Owners' Association Newsletter**

### **Alliance Association Management**

At the January meeting the POA approved the employment of Alliance Association Management to handle both our finances/bookkeeping and basic services, including complaints and other issues, like gate problems. So, instead of calling the POA Board, call Alliance (512-347-2888), and they will start the resolution process as follows:

- First, Alliance will determine if the issue is a RRR repair problem, a RRR Covenant or Rules violation, or a Bell County concern.
- If the issue is a repair problem, they will notify the appropriate Board member.
- If the issue is a Covenant or Rules violation, they will draft a letter to the offender and send it to the POA President for approval before taking further action.
- If the issue is a Sheriff or Animal Control concern, they will inform the caller to call one of those agencies.
- If the issue does not fall into any of the above categories, they will inform the caller that he or she will need to resolve the issue on his or her own.

At the urging of a few residents, the Board recently considered a proposal to restrict parking. Before any final decisions were made, Alliance was asked to poll the POA for their opinion and comments. The results (9 for, 17 against, 5 neutral) allowed the Board to unanimously drop the issue.

### **A Note from Mike Prestigiacomo, Vice-President - Operations**

The first half of 2009 has been another active and expensive one for the Operations area. Much was accomplished during the April Volunteer Work Day. Many thanks to John Parker and those who continue to keep our community looking its best. As usual there will be another work day in October.

The severe storms in June, 2007 caused a lot of problems for RRR. At that time we repaired two small sections on the sides of River Ridge Ranch Rd that collapsed near the creek at the bottom of the hill. Also, the earth dam on the lower lake failed, the earthen embankment supporting Estate Dr was partially washed away, and the beach access at Arrowhead Park was destroyed.

Consequently, we spent some of your assessment money making overdue repairs. The last two years saw additional undercutting of Estate Dr, which we finally repaired this spring at a cost of \$4,550. The Arrowhead Park beach access was replaced for \$150.

Since oil prices were at an advantageous level in March, we contracted for some extensive (1.75 miles for \$91,500) road resurfacing on River Ridge Ranch Rd and Crestwood Dr. In addition, we replaced the road surface near the Friesens with concrete (105 feet for \$17,325) to alleviate continual road damage from the chronic water seepage problems there. (Interestingly, the resurfacing work would cost us an additional 20-25% today, just three months later.)

One of the characteristics of chip-seal roads is that initially they shed some of their gravel until traffic helps the rock to set. We are fortunate to have RRR volunteers, such as Russell Woolsey, Randolph Hayes, and Wayne Harden, who have donated their time to shovel gravel back onto the bare sections of road. Thanks for protecting our investment.

### **A Note from Pat Lisowski, Vice-President - Administrations**

Opposing Oncor's Proposed Towers – No YY, No SS. We need to oppose Oncor's proposed 100-150 foot power line tower routes which may effect RRR property owners. A separate letter will be sent to members detailing the process. Please be sure to read this information.

Keep Trails Easements Clean and Clear – We intend to invite the Oncor representatives to visit our trails as part of our campaign to oppose the YY and SS routes. On the last trails hike, we encountered some large boulders blocking the trails easement behind one house, and some construction debris and other unsightly household items piled along the easement fence behind another home. If you have a 30 foot trails easement running behind your property, please ensure it is clear and passable so walkers and horse riders can enjoy themselves without detouring through your backyard.

Proposed Covenants Changes by September 1st - We still plan on voting to approve the draft Second Amendment to the Covenants in January. We propose to re-number the covenants, to make them more user friendly, by adopting a more modern numbering format. For example, we would refer to present Article I, Section 1 as Section 1.01, 1.02, etc, and Article IX, Section 1 as merely Section 9.01. Let us know if you oppose this change or have any other proposed changes to the Covenants. We need all proposed changes by September so we have time to assess them and give them to you for comment.

Dues Status – All of our members have paid their 2009 dues except two. These accounts have also been delinquent in several past years, so we are turning them over to our attorney for collection. Thank you for paying early and saving us the trouble of

pursuing payment. We know it's a tough economy, so if any member has unforeseen trouble making dues payments, please call us so we can consider some arrangements.

Alliance - Let us know how you think Alliance, our Management Company, is doing. Alliance has made serving as a board member easier by handling many administrative tasks. If you have favorable comments or suggestions for improvement please send any of us an email and let us know. Please be specific. We must decide whether to continue our arrangement with them and POA member input is important.

POA Property - Members are reminded that the infrastructure of River Ridge Ranch, items like park picnic tables and grills, the entranceway gate and plants, and the stone planters in the roads, belong to the POA and its members and should not be removed without notice to all the POA members and approval by the Board.

RRR Account Balance - After spending \$107,825 for road re-surfing and concreting the wet portion at the top of the hill, the balance of our CDs, what is basically our Roads and Capital Improvement Fund, is \$61,695.98. The balance in our operating budget with Alliance is \$33,907.33.

Burn Piles – We are likely to be under a burn ban for the foreseeable future given the on-going three-year drought. Be very careful if the ban is lifted and you decide to burn. We had the fire department out here to respond to three fires earlier in the spring. If you burn, low long piles are better than tall ones, have a hose ready, the first 20 minutes are the most dangerous, and make sure the fire is really out, everywhere, before you leave it. Be careful of the wind.

Wayne Harden's Resignation – Wayne Harden has been an important member of the RRR POA in several capacities ever since he became one of the first residents. Here is a summary of his positions:

- ACC Chairman 2000-2004
- VP Operations 2005
- President 2006-2009

Wayne has been instrumental in making our community beautiful and successful and we all owe him a great debt of gratitude for his tireless service and contributions.

Thanks Wayne!

Replacement Board Member – We need a replacement board member. The Bylaws, at Article 5, Section 7, allows the board to fill a vacancy by appointment by a majority vote of the remaining board members. If you are interested in becoming a board member (until we vote on new board members in January) please let Jennifer know immediately. We need several new board members to take over in January, and this is a good way to transfer responsibilities. The board members make decisions on behalf of all the POA members, and Alliance implements those decisions, so we need good board members. Please volunteer; it's your community and it can only be as good as its elected officials. We all complain about government – here is your chance to make it better right here.

Send Us Your Comments – Tell Jennifer what you like, and what you don't like, and how you think we can do better at new email: [jenbrown@embarqmail.com](mailto:jenbrown@embarqmail.com) . We welcome questions and comments. The comments concerning the proposed parking rule were very helpful. Email any of us, call us, or stop us as you walk or drive by and let us know what you think.

Enjoy the summer, and the river, and remember to write to Oncor, PUCT, and elected officials early and often – No YY, No SS!

### **Important Contacts**

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