

THE OWNER'S ASSOCIATION AT INDIAN CREEK

April 11, 2007

Volume 5 Issue 1

Published by Philip Nelson

EMERGENCY NUMBERS:

Fire
Rocksprings
(830) 683-4111
Barksdale
(830) 234-3473
Camp Wood
(830) 597-6100

Border Patrol
(830) 683-2255

EMS
Rocksprings
(830) 683-3305
Camp Wood
(830) 597-4200

Sheriff & Highway Patrol
(830) 683-4104



Don't Forget

Quarterly Gathering

When:
April 26th
Saturday
1pm

Where:
Indian Creek Airstrip

This is a Potluck event. Bring a tasty dish and share your hunting stories with fellow Indian Creek Land owners.

Message from the Association President:

Greetings Fellow land owners:

Hope you are having a successful Turkey season. I have heard several gobbles and saw several flocks while driving the ranch roads. I hope the dry season won't affect their offspring too much!

Obviously I have a problem reading a calendar; our next quarterly gathering will be at 1pm on Saturday April 26th, 2008 at the airstrip, instead of the 28th as previously listed on the calendar. This is good time to bring the family and get to know your fellow land owners. Please bring your favorite dish, beverage of choice, and some good stories. We will have a grill if you need one. Hope to see ya there!

It is unfortunate, the lack of rain at the ranch, however the roads have remained in pretty good condition. We will evaluate the roads at the end of the spring rain season and see what funds are available for long-term maintenance. The water system has been pretty reliable as well. We did lose a pump at the central pump and had some freeze problems with the brass ball valves. The brass ball valves are being replaced with a steel cased valve that has a temperature rating to single digits. Please continue to notify a board member if you see a water leak in need of repair. Please do not turn off the valves - turn off the pump supplying the line instead.

Phillip Nelson has moved The Owners of Indian Creek Ranches into the 21st century with our own Web site: www.Indian-Creek-Ranch.org. Please check it out and send him information to add to the website. Thanks Phillip for all the hard work you put into helping our association.

It is time to start the selection process for the new Secretary/Treasurer. If you are interested or would like to nominate someone for this position, please forward the nomination to one of the board members.

Game management is a big part of our association and is the reason our deer/elk herd has continued to improve. It is very important that all members use the game log to show all harvested game. Even if you may have miss judged the age and harvested a younger buck, we need the information to accurately control the deer herd. Enclosed is the survey for the 2007 season, Please complete and return by March 1st. You can fax it to my work 210-362-3622 or email it to a board member. Randy Wood has graciously volunteered to be the head of our Game Management Committee. Randy will have a section in our next news letter to outline our Plan for 2008.

The Board has established a Calendar of events for 2008, so you can plan ahead for some of the dates. We will update it at each quarterly news letter.

Thanks for all your support in making this a strong and successful Association!

VICE PRESIDENT'S REPORT

I have not been to the ranch lately due to continuing health problems with my father (he died a couple of weeks ago). Because of this, I am way behind on the things I said I would do this year. I plan to get going on this again during April – especially working on the variances needed on the deed restrictions. As I mentioned in the last newsletter, these variances will only be granted if they make sense. No variances will be allowed for the 60' road easement – this easement is needed for the grading to be done. Likewise no variances will be allowed for deer blinds and feeders too close to a boundary – we simply don't want this situation at the ranch. For homes and other structures within 200' of the line, we'll be glad to work with you. I plan on getting with everyone that requires a variance by mid-May. If you need a variance, we will require a \$25 fee to cover the Notary Public and county filing fees. This is a small price to pay to make sure you are "legal" and won't be bothered by future administrations or legal actions.

On another note, I have reviewed the Articles of Incorporation, the Bylaws, and the Deed Restrictions. We do have some problems here, and the bylaws need to be completely rewritten to both remove inconsistencies and to bring them more in line with how we want to operate here at the ranch. The current bylaws call for the election every year of three people to the board of directors. These board members then appoint a President, Vice President, and a Secretary/Treasurer (who will not have votes in Board decisions). Obviously, we haven't been working that way, and I don't think we want to. I plan on drafting a completely new set of Bylaws that will be distributed in the July newsletter. I will then ask for your input so that we can have a final, agreed upon copy to vote on at the annual meeting in September.

Like Jimmy, I won't be able to attend the April get-together. This is the first one I've ever missed, but I encourage each of you to make it if you can. They are excellent opportunities to get to know your neighbors. I'll definitely be there in July. One other thing, If you want to grill some meat, please let us know in advance. At the last meeting, we had the grill going, but no one brought anything to grill. This time we won't start it up unless we hear from you. Thanks!

I really appreciate everyone's continued support, and we'll see you at the ranch!

Bill Wilson

SECRETARY/TREASURER REPORT

Hello everyone! I hope you are enjoying Turkey Season. Thanks to all of you that have paid your 2008 dues already. I will send reminder statements to the rest of you, please send them in this month.

Expenses have been moderate year-to-date, as you will see in the recap below. Thanks to all of you for wrapping your valves and special thanks to Randy Wood and Luke Jordy for building the pump houses.

Below is the financial report through March 2008.

Please call with any questions.

Treasurer's Report through March 2008

Balance as forward from 2007	\$ 15,104.72
Dues received in 2008	\$ 24,598.34
Expenses in 2008	\$ 6,656.87
Water System Maintenance:	\$ 4,206.80
Pedernales Electric Bills:	\$ 807.88
Property Taxes	\$ 205.68
Grounds & Maintenance	\$ 1,250.00
Administrative Supplies:	\$ 186.51
March 31, 2008 Balance (People's State Bank)	\$ 33,046.19
Current Association Dues Outstanding	\$ 8,573.44

Thanks,
James Hutchison

Wildlife Committee Report

As I have met and talked to so many of the Indian Creek Ranch Land owners over the past 4-5 years, I have come to the conclusion that Melinda and I are two of the luckiest people around. We live daily the dreams of so many. Every day is a Saturday to us. We get to wander around and be thrilled at the unbridled beauty of nature that abounds around us. Whether it is the Rio Grande turkey strutting around or gobbling at a hen over the hill from us, watching Axis deer trail over the ridge, see an occasional elk, be amazed by a herd of thirty Aoudad, or have the hair on the back of my neck stand up at the sight of a mature white tail buck courting a demure doe, I am reminded every day how lucky I am.

Indian Creek Ranch exists to fulfill the desires of each of you for an off-the-beaten-path getaway for relaxation and a chance to HUNT. How did you do?

At this minute I do not know how well many of you did this last season since the information in the Game Harvest Book at the cattle guard mailbox only has information for 12 tracks. No information is recorded for phases 5 or 6, or the other 60 tracks in phases 1,2,3,4,or 7. Hopefully the Harvest picture for 2007/8 will be completed through the ongoing survey. PLEASE complete the survey so that we can fulfill our commitment in the Wildlife Management plan to do a census AND record our harvest each year. This is one of the elements that allows us to qualify for the agriculture/wildlife management tax assessment rate. Just as importantly, perhaps more importantly, knowing the size and makeup of our whitetail herd and having an accurate harvest picture allows us to assess how well we are meeting our management goals. More on this later. Back to the harvest data from the cattle-guard mailbox book. The 12 tracks reporting in the book recorded 20 whitetail bucks including 3 spikes. Three does were recorded, as were Axis, Aoudad, and hogs.

In an effort to continue to obtain Professional advice and guidance, I contacted the regional Wildlife Biologist with TP&W and requested his assistance in evaluating and updating the overarching wildlife management plan for Indian Creek Ranch. We are fortunate in that this individual has experience on the ranch. Some of you may know that around 1999-2000 there was a significant drought that resulted in a large loss of our Whitetail herd. In order to restore herd numbers, TP&W was requested to approve the transfer of whitetail deer from other areas. This wildlife biologist was the individual that evaluated the situation and approved the import of well over 100 animals. I am hoping to get his assistance conducting our census survey in August.

As we go down the path of gathering data, (census, harvest, etc.) and review the ranch overarching game management plan, I look forward to getting your thoughts and suggestions. It is important to know what we want from the ranch. We will need to decide the whitetail buck harvest management strategy that is most important to us. We can manage for Quality (i.e. big bucks with a chance for a real trophy), Quantity (greater hunter harvest but mostly small young bucks) or something in between. These options and criteria are discussed in the TP&W Comprehensive Wildlife Management Planning Guidelines publication for the Edwards Plateau region. I will cover this and other subjects in future newsletters. In the meantime as you visit our special place on earth, drop in to say hello. We are in the first track on the left as you cross the cattle guard and come down the BIG hill.

A footnote: If you decide to try your hand at quail hunting, be advised that the ranch is the home of Montezuma quail as well as Northern Bob White quail. The problem is that it is unlawful to take Montezuma quail but they can easily be confused for Northern Bob Whites. Through the courtesy of David Heft I have an excellent reference book on Texas quail, if you want more information. Also, I have purchased and will have available at the upcoming ranch picnics a new DVD titled "DON'T SHOOT YOUNG BIG BUCKS". This video emphasizes the importance of letting young bucks grow up and provided the tools to assist in aging bucks on the hoof. Ranch members are welcome to borrow this DVD.

Thanks,
Randy Wood

Website Update

As mentioned earlier in the newsletter, Indian Creek Ranch now has an official website that will be a great resource for both landowners and prospective land owners in Indian Creek Ranch.

Site address

www.Indian-Creek-Ranch.org

What is available on the site?

Land Owner Info – By-Laws, Newsletters, Ranch Events, etc.

Game Cam Photos – This is my favorite section of the site. It's always amazing to see the diversified game that we have out at Indian Creek. Please email your best photos to me and I'll try to get them posted ASAP.

Wild Game Recipes – Please share your favorite recipes for game that can be found out at Indian Creek.

I feel that having a strong website with good information will help the quality of Indian Creek Ranch and therefore increase the value of our property. If you have any ideas for the site or would like to write an article that would help fellow land owners, please let me know.

Regards,

Philip Nelson

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Webmaster/Newsletter Editor

Philip Nelson, (210) 863-0360; e-mail: PNelson@newtek.com

Indian Creek Ranch CLASSIFIEDS SECTION

FREE for members

\$50 charge for a business or service listing – full page ad - \$100
Submit ads to Philip Nelson - pnelson@newtek.com

Have some Indian Creek Property or equipment on the ranch you want to sell or give away? Give you fellow Associations members first shot! Property, Guns, Equipment, Blinds, Feeders and more

For Sale – 1979 Airstream 31' Sovereign Land Yacht – \$2,900 OBO Trailer is already on property, Phase IV, Lot 21. If interested contact Philip Nelson 210.863.0360 or pnelson@newtek.com

Your Ad Here – Free for Indian Creek Land Owner Association Members.

Indian Creek Ranch 2008 Calendar

<p><u>January</u></p> <p>-Quarterly gathering Saturday 19th, 1pm at air strip</p> <p>-Invoices mailed</p>	<p><u>February</u></p>	<p><u>March</u></p> <p>-Please return game survey's</p> <p>-Annual Fee's are due</p> <p>-Turkey season opens (good luck)</p>	<p><u>April</u></p> <p>Quarterly gathering on Saturday 26th, 1pm at the air strip</p> <p>- Quarterly Newsletter</p> <p>Indian Creek Ranch Website goes live</p>
<p><u>May</u> Rain Dance!</p>	<p><u>June</u></p>	<p><u>July</u></p> <p>-Quarterly gathering Saturday 26th, 1pm at the air strip</p> <p>-Game spotlight survey</p> <p>-Quarterly Newsletter</p>	<p><u>August</u></p> <p>-Game spotlight survey</p>
<p><u>September</u></p> <p>-Annual Meeting Saturday 20th, 11am at the air strip</p>	<p><u>October</u></p> <p>-Quarterly Newsletter</p> <p>-Annual meeting minutes to be distributed</p>	<p><u>November</u></p> <p>-Happy Hunting</p>	<p><u>December</u></p> <p>Happy Hunting & Holiday Season</p>