

THE OWNER'S ASSOCIATION AT INDIAN CREEK

January 16, 2009

Volume 6 Issue 1

Editor - 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

Spring Potluck

When:
April 11th
Saturday
12PM

Where:
Indian Creek Airstrip

Message from the Association President:

Security seems to be the main landowner concern during the past several months with lock combinations being publicized (written on gates), thefts, a few cases of vandalism, and possible poaching. When crimes occur, please immediately contact the Edwards County Sheriff at (830) 683-4104. The Sheriff needs this information to see trends and patterns – to determine where they may need to step up patrols. In some cases, with enough information, they may even be able to catch the culprits! EDITED FOR WEBSITE. Because many people forget the combination when it changes, we're going to try something out. By the main gate is our Kiosk. On the front display is a page that is titled "The Owner's Association at Indian Creek Contact Numbers." At the right bottom is a "Revision" number in fine print – it currently shows "Contact Info: Revision 2008-3040-01". The middle number is the combination (currently 3040). As long as this "reminder" isn't publicized, it should prevent our landowners from getting locked out. If it does become publicized, we will have to stop the process. The main thing everyone can do to increase security is keep the gate locked! While I know it is a pain for the permanent residents, it is the best security we have for those of us who aren't there all the time. We will pursue installing automatic gates later this year.

On a related note, we need a volunteer to serve as Chairperson of our Security committee. Chuck Bocock did a great job in the past, but he no longer has the time to devote to the effort. Let me know if you're interested in either chairing the committee or serving on it. This is a group that could definitely work to improve things at the ranch!

On another note, I have come up with tentative dates for our activities this year. The Spring "get-together" should be pretty firm – the Annual meeting date should only change in case of a major conflict (like the Oklahoma-Texas football game falling on the same day...). Here is the schedule:

February 15: Lock Combination Changes!

April 11: Spring Get-Together at Hangar (12:00) – Potluck!

September 19: Annual Meeting (with Officer elections)

September 25: Lock Combination Changes!

Luke Jordy and Randy Wood have done a lot of work improving our water system this year and deserve a lot of thanks for their efforts. Luke will cover the improvements in his section.

Don't forget that we will be holding elections for all positions in September. I'll ask for nominations in the next newsletter. I, myself, will be "retiring" as President as I work to close out the Air Force base where I work and to move on to real retirement. Thanks for everyone's continued cooperation and we'll see you at the ranch!

Bill Wilson

VICE PRESIDENT'S REPORT

Hello, fellow landowners. Here's wishing you a healthy and happy 2009.

Folks - I, for one, was hoping things would be put in place in 2008 and that security/gate problems would for the most part be resolved. But there continues to be problems which I observed during the first week of 2009. During the week of January 5-8, after most of the landowners had left the ranch, I observed the main ranch gate being left unsecured three different times (1 time unlocked and twice it was left wide open). This is not a cat and mouse game nor a game to see who has the last laugh. This is a matter of keeping the ranch safe from outsiders who do not belong there and keeping the landowners properties protected. I personally feel that every landowner wants their property protected as much as possible. We can do that by everyone closing and locking the gate every time they enter and leave the ranch. I personally witnessed a gentleman picking the gate up off the ground and closing it as best he could when the gate broke off from its hinges a couple of months ago. That tells me that most landowners want to keep the gate secure and locked. As Bill stated, we all should do our part in protecting our property as well as that of our neighbors.

Other important matters:

- ◆ The overall road condition throughout the ranch is in good shape. However, there is still work to be done in Phase I.
- ◆ Randy Wood and I spent several days working on water lines and valves.
 - There are a number of tracts that do not have cut off valves at the road. Mr. King will soon begin installing these valves as well as the inline valves.
 - Water valves in Phases I-V have been identified with a stake with numbers showing the phase # and tract #.
 - In Phase VI and VII, landowners with more than one water tap per tract are asked to contact Randy Wood and identify the valve which the association will be responsible to maintain. Other valves on the tract are the responsibility of the landowner to maintain.
 - Randy and I received a request to check four storage tanks where landowners did not have water. **In checking these tanks, we found a common problem. The owners had taken the float valves apart and possibly lost a vital part of the valve. If not replaced, the float valve will not work properly. Make sure all parts are accounted for and reassembled the same way that it was taken apart. There is a built in check valve in the float valve that prevents water flow into the tank if not assembled correctly. The valve will also not engage if the fittings are not tightened sufficiently.**

Lydia and I thoroughly enjoy our time at the ranch and our new year's wish is that everyone will work together to make Indian Creek Ranch the safest and most secure ranch in the area.

Luke Jordy

SECRETARY/TREASURER REPORT

Hello everyone,

Hope you enjoyed the hunting season and the holidays!!!

I will be sending out invoices in January for the annual assessments, the due date will be not later than **March 20th**! My mailing address is below:

Robert Lenz
124 Comanche Circle, Hutto, TX 78634

Please make all checks payable to : The Owners Association at Indian Creek

Please address all correspondence regarding treasurer matters to me now. **The outstanding dues from last year are current and up to date.**

Enjoy your time at the ranch

Thanks,
Robert

Income and Expense Report – 2008 The Owners Association at Indian Creek

31-Dec-08

Balance brought forward from 2007:	\$14,532.44
Total Income in 2008:	\$35,255.03
Annual Assessments	\$33,430.03
Special Assessments	\$0.00
Elk Raffle Sales	\$1,800.00
Variance Fees	\$25.00
Total Expenses in 2008:	\$29,204.13
Road Work	\$9,148.46
Water System Maintenance	\$12,284.43
Wildlife Biologist	\$0.00
Electric Bills	\$4,437.62
Annual Meeting	\$410.87
Grounds Maintenance	\$2,000.65
Property Taxes	\$336.61
Administrative Expenses	\$180.49
Attorney Fees	\$405.00
Raffle Expenses	\$0.00
Reserve	\$0.00
Current Balance:	\$20,583.34
Emergency Reserve	\$14,532.44
Amount Available for Current Year	\$6,050.90*

*Note: Part of this will be used to finish the road maintenance in Phase 1.

Wildlife Committee Report

Going into the season last fall, the prospects of good hunting looked excellent. Then, someone distributed the TP&W regulations to the deer and they disappeared into the brush. Through 2008 into October, we saw significant counts of deer including some GOOD bucks. Then in November, December, and early January, it was unusual to see 5-6 deer a day and no bucks of any significance. This last week however, our camera has captured pictures of more deer and with at least two good bucks than over the previous two-three months. Amazing.

However, with one weekend to go in the antlerless deer season the harvest log in the Mailbox does reveal what looks like a successful season. With some harvests probably not yet recorded, the following is a summary of the results:

- Twelve Whitetail bucks including 3 nine pointers, 1 ten pointer, 1 eleven pointer, and 1 twelve pointer
- Eighteen spikes
- Thirty three does
- 188 hogs (I think that this is a low number)
- Seven axis deer
- Four Elk
- One Fallow deer
- two Sika deer
- Five aoudad
- Three turkey
- One bobcat

Six phases with 32 tracts produced 85 reports in the Harvest log. This is a much better participation rate than last year.

However many folks probably forgot to stop and log their harvests as they left the ranch. Anyone that forgot can still report by sending the information to rw09176997@yahoo.com.

We will need to be as accurate as possible when we file our overall ranch Wildlife Management harvest report. Please help!

Those in attendance at the Association annual meeting (and those who read the minutes) will remember that a draft wildlife management plan was distributed with a request that comments be sent to Randy Wood. The review and comments were requested so that a final plan could be developed with input from all association members.

In the near future we will review the comments with the Wildlife Biologist, finalize the plan, and submit it to the Edwards County Tax Appraisal office in order to fulfill the requirements for a 1.d.1.

Wildlife Valuation.

Along with this basic plan each land owner is required to submit an annual report. You should have received a letter recently from the Appraisal office outlining the requirement for submitting the annual report. If you did not receive such letter, you need to call the appraisal office to find out if a problem exists. The annual reports are due May 1.

Good luck if you do the spring turkey season. Also, try to get some more of those Axis and aoudad.

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 increase 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

OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:

President

Bill Wilson, (210) 536-1871 or (210) 658-6814, e-mail: wilsonwr@earthlink.net,
161 Sage Drive, Universal City, TX 78148

Vice President

Luke Jordy, (281) 255-9655 or (281) 255-9655, ljordy@academicplanet.com
17607 Mueschke Road, Cypress, TX 77433)

Secretary/Treasurer

Robert Lenz 512-657-0854, e-mail: Robert_Lenz@Dell.com
124 Comanche Circle, Hutto, Texas 78634

Wildlife Management Committee Chairman –

Randy Wood, (830) 683-4537, e-mail rw09176997@yahoo.com

Security Committee Chairman

(Presently Open)

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

Tract for Sale: Phase 6, Tract 11

Approx 107 acres- One of the nicest parcels in phase. Comes with 3Br 1 Ba Cabin, complete with electric, hot water, and septic. Comes FULLY FURNISHED. Full Kitchen: Stove, oven Refridgerator microwave etc.

Washer, dryer, meat freezer.

All beds (4) plus futon, bedroom furniture, TV, sat dish. kitchen table, nicely decorated. 10 x 20 storage container,

3 800lb broadcast feeders, 2 protein feeders, and 3 strongbuilt tripods.

I am making available to Indian Creek owners, friends or family before I list with an agent which will increase the price significantly. \$152K FIRM

Email me at drtblake1@aol.com for pictures and info if interested.

Indian Creek Ranch

2008 Calendar

<u>January</u> 1/5-18 – Doe/Spike Season Quarterly Newsletter	<u>February</u> 2/15 - Lock Combination Changes	<u>March</u> 3/21 – Spring Turkey Season Begins	<u>April</u> 4/11 – Spring Potluck Quarterly Newsletter
<u>May</u> 5/3 – Spring Turkey Season Ends	<u>June</u>	<u>July</u> Quarterly Newsletter	<u>August</u>
<u>September</u> 9/19 – Annual Meeting and officer elections 9/25 – Lock combination Changes	<u>October</u> Quarterly Newsletter	<u>November</u>	<u>December</u>