

# NEWSLETTER

## Highlights of the 2009 RMRPOA Annual Membership Meeting

*The following is a condensed version of the official minutes of the 2009 RMRPOA Annual Membership Meeting and is provided for the information of those members who were not able to attend the meeting. The full version is available by contacting the RMRPOA Board Secretary.*

### General

The Meeting was called to order at 10:15 AM on 24 January 2009 in the Blanco Room at the Wimberley Community Center. There were 47 voting members or lots in attendance which constituted a quorum per the Bylaws. The total attendance was between 60-70 persons. All members of the Board were present.

### Guest Speakers

Jan Fulkerson, Texas Forest Service, and P.J. Pearson, State Firewise Liaison for Firewise Communities/USA. Mr. Pearson announced that RMR had been certified as a Firewise Community as of December 2008. Jeanne Martin, Chairperson of the RMR FWCC, accepted the certification package on behalf of RMR.

### President's Activity Report

Jim Wheat recognized all former Board members in attendance and thanked them for their service to RMR. Jim also thanked the current Board for their accomplishments during 2008. He also urged the RMR

members to actively participate in RMR community activities and to be willing to serve on the Board and/or on the various Board committees.

Jim then provided an overview and summary discussion of what had been accomplished since the last annual meeting. These included:

- The addition of the yellow stripe on River Mountain Road from the outside entrance on RR 3237 to the inside entrance of RMR.
- The installation of the safety and warning signs along the sides of River Mountain Road and the other roads inside RMR.
- The addition of planter boxes at the River Park entrance, the extension of the stone stairs down to the river bank, park road repairs and spring cleanup.
- The installation of the POA owned 20,000 gallon water tank dedicated to community fire protection.
- The renewal of the RMR covenants & restrictions for another 20 years.
- The complete reorganization and renovation of the website plus moving to a new website host that offers a greater range of services, is more responsive and is less expensive.
- Revamping of the RMR newsletter.

- Development of a new, updated and redesigned RMR Member telephone directory.

Jim then stated that roads maintenance and repair constituted the largest single budget item. He explained that the Roads Chairperson has been working on development of a plan to help smooth out expenditures by reserving excess funding for affected years in an earmarked road reserve account that will be invested by the Treasurer with advice from the Board and that can be drawn upon in years that require expenditures in excess of amounts historically budgeted. Jim indicated that, ideally, the reserving should avoid the need for special assessments to accomplish needed road maintenance, repairs, or improvements over future years. He stated that some roads will be widened certain curves and at certain intersections during 2009. Finally, Jim mentioned that certain mail boxes should be moved closer to the road to help avoid damage to the road if the postal delivery person had to drive on the shoulder of the road to deliver mail.

### **Architectural Control Committee (ACC) Report**

Jim Wheat pointed out that there are approximately 130 – 132 homes built, under construction, or that have plans pending approval by the ACC. He reminded everyone that each construction plan submitted for approval to the ACC had to include a \$500 deposit. The refundable deposit is intended to help cover all, or at least a portion, of the cost of cleaning up spills and/or repair of damage to roads, trees, or any other damage that may occur in the construction phase. The deposit will be refundable to the extent not used to clean up any spills and/or repair any damage.

### **Treasurer's Report**

Steve Nichols gave his final Treasurer's report (included with the newsletter). He pointed out that there is a \$12,684.56 surplus remaining after completion of all budgeted projects for 2008. Steve further reported that 100% of the annual maintenance charges were collected from RMR members in 2008 except for one member whose lot is scheduled to be auctioned on the steps of the Hays County Court House in the first part of 2009. Steve next mentioned that invoices for 2009 annual maintenance charges (\$139.20 per lot) had been mailed earlier this month to RMR members.

### **Parks Report**

Margaret Baker reported that 22 sets of keys to the river park were given out in 2008. She also reiterated the park projects that had been completed in 2008 as highlighted

during the President's opening remarks. She also expects to have a park clean-up scheduled for some weekend in May 2009. Margaret stated that the portable restroom would be on site only from May 15 through September 15 each year per the desires of the membership. Margaret further reported that the Blanco River water quality was good for swimming. She also reminded everyone to lock the river park gate after entering and leaving the park and that open camp fires were not allowed at any time.

### **Roads Report**

A detailed roads report was provided as a handout to the attendees. The highlights of the road work for 2008 was summarized during the President's opening remarks. It should be noted that while our roads continuously need repair and maintenance work, absent some emergency, the Board has the road repair crews come out to RMR only at times when it is economically advisable to do so. Jim Wheat mentioned that repairs will soon be made to the cattle guard, which possibly will be replaced this year depending in part on cost considerations.

### **Communications Report**

John Tanzillo reported on the revamped RMR website, telephone directory, and quarterly newsletter. He also mentioned that RMR members will soon be receiving an e-mail asking if they want to subscribe or non-subscribe to the RMR mailing list and that this was being done so that the POA would be in compliance

with Anti-SPAM rules. John then informed the members about several instances in 2008 when solicitors were in RMR. The Board is concerned of the possibility that solicitors may be evaluating certain RMR properties as candidates for future criminal activity. He further stated that the Board had approved the posting of two "no solicitation" signs along River Mountain Road (RR3237 gate and RMR inner gate) with wording as recommended by the Hays County District Attorney's Office.

### **Board Election Results**

John explained the new serialized ballot registration process that had been instituted this year to ensure that each member was given the correct number of votes for the lot or lots owned. Three persons were elected to serve a 2-year term: David Conway, David Lewis, and John Tanzillo.

### **Questions & Answers Period**

Topics raised and discussed during the Q&A included:

- Control of pets.
- Trash cleanup along River Mountain Road.
- Road maintenance along River Mountain Road.
- Installation of certain street signs.
- Fire evacuation planning.

### **Door Prize**

A \$50 coupon for dinner was awarded to an attendee.

### **Adjournment**

The meeting adjourned at 11:44 AM.

## River Mountain Ranch - Wimberley Property Owners Association

### Treasurer's Report - December 2008

<b>Income</b>	<b>December 2008</b>	<b>Y-T-D 2008</b>	<b>2008 Budget</b>
Membership Fees	\$0.00	\$32,281.76	\$32,990.00
Special Assessment-Year 2008	\$0.00	\$17,441.25	\$17,775.00
Refinance & Transfer Fees	\$0.00	\$1,200.00	\$3,500.00
Miscellaneous Income/Donations/Late Fees	\$0.00	\$250.80	\$150.00
Interest Income		\$156.22	\$500.00
<b>Total Income</b>	<b>\$0.00</b>	<b>\$51,330.03</b>	<b>\$54,915.00</b>
Cash Balance Fwd from Previous Period			
Checking Account	\$3,214.08	\$5,510.96	\$5,510.96
Savings Account	\$0.00	\$2,837.12	\$2,837.12
Certificate of Deposit (matures 10/15/08)	\$10,467.17	\$10,312.67	\$10,312.67
<b>Total Available Cash-Previous Period</b>	<b>\$13,681.25</b>	<b>\$18,660.75</b>	<b>\$18,660.75</b>
<b>Total Available Funds</b>	<b>\$13,681.25</b>	<b>\$69,990.78</b>	<b>\$73,575.75</b>
<b>Expenses</b>	<b>December 2008</b>	<b>Y-T-D 2008</b>	<b>2008 Budget</b>
Insurance			
General Liability	\$0.00	\$712.00	\$900.00
Director's Liability	\$0.00	\$1,717.00	\$1,600.00
Legal-Professional Fees	\$0.00	\$504.12	\$1,500.00
Office Expenses			
Mailout & Copying Expenses	\$652.83	\$1,259.53	\$1,000.00
Bookkeeping & Secretarial	\$181.25	\$2,271.25	\$2,000.00
Other Expenses			
Bank Fees	\$9.95	\$50.33	\$75.00
Website Maintenance/Software	\$0.00	\$428.67	\$300.00
Meeting Expenses	\$0.00	\$709.30	\$450.00
Liens Filing/Release Fees	\$0.00	\$0.00	\$50.00
Mailbox Rental	\$7.00	\$27.00	\$30.00
Park Expenses			
Fire Protection/Water Storage	\$191.66	\$14,245.14	\$16,200.00
Road Expenses/Front Entrance	\$0.00	\$34,965.90	\$30,000.00
Property Taxes	\$0.00	\$218.62	\$1,200.00
Utilities: Electricity	\$54.00	\$321.12	\$300.00
<b>Total Expenses</b>	<b>\$1,096.69</b>	<b>\$58,156.22</b>	<b>\$59,105.00</b>

**RMRPOA Board meetings** are held at 6 PM on the second Thursday of every month at the Wimberley Community Center located at 14068 Ranch Road 12 (next door to Brookshire Bros. Grocery Store). All RMRPOA members are welcome to attend. The schedule for the Board meetings is listed on the Calendar page at the RMR website, [www.rivermountainranch.org](http://www.rivermountainranch.org).

## FIREWISE COMMUNITY COMMITTEE COMMUNICATION

### **“Ready, AIM, and Avoid Fire”**

The River Mountain Ranch Firewise Community Committee (FWCC) is hard at work.

We are summarizing our most important activities below and hope that you will view our section of the River Mountain Ranch (RMR)



Website under the “Firewise Community Link” continuously for even more information and updates. Our slogan is “*Ready, AIM and avoid Fire*”. We will provide education for and communication between all RMR property owners to make our community more “fire wise”. Our community is *ready* to embrace the Firewise Community program and *AIM* (an acronym for *Assessment, Information and Mitigation*.) is the action each person can take to use in *assessing* your own risk, and obtaining *information* on how to *mitigate* your potential wildland fire risk. By each property owner keeping track of their Firewise activities and reporting these to Cathy Kubica, we can combine our efforts to use in applying for grant money that will help with the RMR community fire mitigation efforts. This will save us all money, as well as help fund meaningful community Firewise activities. We hope to have a great year ahead increasing our preparation to *AVOID Wildland Fires*. We look forward to you joining us! Jeanne B. Martin, Chair.

### **During A Wildfire or Threat of a Wildfire...**

- Contact all household members and implement prearranged meeting place.

- Turn on your battery-operated radio to listen to the latest emergency information broadcasts.
- If you have a metal ladder, lean it up against the side of your home so the fire department has ready access to your roof if needed.
- Remove all combustible materials adjacent to the house structure (lawn chairs and cushions, wooden picnic tables, etc.).
- Turn on a light in each interior room for visibility in case of smoke.
- Close all doors and windows, but do not lock them.
- Shut off propane at the tank.
- Close all exterior vents.
- Fill buckets with water.
- Have hoses attached to outside water spigots.
- Remove curtains and other flammable materials from around windows
- Place all your valuables, including prescription medicines, and emergency supplies in your vehicle, and back that vehicle into the garage so it is facing the exit you will take if you have to evacuate.
- Disconnect the electrical garage door openers.
- Be ready to use an accessible evacuation route.

### **Alternative Exits**

The Firewise Committee is following up on questions from RMR residents regarding viable alternative exit routes in the event of fire danger. Several potential routes have been suggested and have been plotted on updated area maps for further evaluation. The committee’s next steps include reviewing potential evacuation routes with the RMR Board; with their endorsement and direction, discussing individual routes with affected residents; with resident agreement, presenting identified routes to Wimberley emergency services personnel for feasibility review. The

committee will make a progress report at the June POA meeting.

### **Emergency Water Supply**

As part of our mapping exercise, we are plotting emergency water sources for use in suppressing fire. Of course the POA-installed storage tank has been marked. In addition, several residents have suggested their privately-owned rainwater storage tanks might be appropriate for use by fire department personnel in an emergency. Before being identified as a useable water source, each tank would need to be evaluated by emergency personnel to determine whether fire trucks could access the tank and its water. Also, the two issues of replacing any used water and communication with the property owner in the event of emergency must be addressed. At this time, the committee is only on a fact finding mission to identify and evaluate possible sources of water. Should you have a water storage tank you would like to offer for consideration as an emergency source of water, please notify Patti Lewis at [patriciahewis@txwinet.com](mailto:patriciahewis@txwinet.com).

### **Recording & Reporting Your Firewise Related Activities**

Your Firewise Data manager, Cathy Kubica, will be collecting and tracking all data from property owners for River Mountain Ranch for the Firewise Community Program.

A firewise activity is really a simple way to acquire possible grant monies to improve the safety of our community.

*Examples of Firewise Activities include:*

- Home Improvements/retrofits to reduce structure flammability, i.e., roof, siding, windows, fencing, sidewalks, stone wall, etc.

*Examples of Firewise Activities  
(continued)*

- Home Improvements/retrofits to reduce structure flammability, i.e., roof, siding, windows, fencing, sidewalks, stone wall, etc.
- Clearing brush from property including dead limbs, leaves and anything that would promote the spread of wildfire
- Trimming up trees about six feet from the ground and limb up trees 10-15 feet over driveways to allow emergency vehicles access to property
- Firewise Landscaping using plants with high water content/low resins while still maintaining a beautiful non-barren landscape
- Cleaning gutters
- Alternative water supply/connections
- Adding a gravel border along wooden structures or attachments
- Mark driveway with reflective addressing to enable emergency personnel to quickly identify locations under intense smoky or dark conditions
- Creating Fuel Breaks--keeping grass levels low, gravel easements, removal of unnecessary brush, road surfacing/maintenance

- Volunteer time spent on Firewise Education Day, Website work, newsletters, meeting/planning time
- Any other effort including costs for contractor work which would reduce the spread or intensity of wildfire.

**How to Submit Your Firewise Activities**

Your firewise activities can be submitted by e-mail to [firewise\\_data@rivermountainranch.org](mailto:firewise_data@rivermountainranch.org). For those without access to e-mail can also snail mail it to: Cathy Kubica, ATTN: Firewise Data Manager, 1021 Windmill Run, Wimberley, TX 78676. The preference would be by e-mail but we do not want to exclude anyone from participating if they do not have access to e-mail. Your submissions should include date of activity, description of the activity, number of persons working on activity, number of hours spent. If a Contractor was hired to complete any activity, include the date, type of work done, dollar amount for work done and contractor name. A copy of the invoice is not required but should be kept in your records for future reference. If you submit by snail mail, please download

the Recording Sheet from the Firewise page at the RMR website.

**What We Do with the Data Collected**

As a Firewise Community, RMR, is eligible to apply for grant money from the state/federal government to help pay for wildland fire mitigation activities (e.g., grass mowing along roads, support for upgrade of existing privately owned water tanks for Fire Dept. use, emergency fire exit, etc). Any grant money obtained will mean a cost savings and/or reduction to the POA for doing those tasks that would normally have had to be paid from POA funds. *The FWCC will prepare documentation and submit applications for available grants.*

Remember, you can never completely prevent a wildfire from consuming your home but by creating a defensible space around your home you can reduce your risk greatly and possibly save your home in the event of a wildfire. All it takes is a little time and effort while at the same time, creating a safer environment for your community and wildlife! It can also qualify for additional government assistance in further protecting our lives and property.

**Example Submission of Firewise Activity by email:**

FROM: IMA\_RMR\_resident@isp.com  
 SUBJECT: Firewise Activity  
 DATE: February 10, 2009 3:18:23 PM CST  
 TO: Firewise Data Manager <[firewise\\_data@rivermountainranch.org](mailto:firewise_data@rivermountainranch.org)>

Date: 1/3/09 , Activity: Trimmed limbs off trees over driveway, Hours: 3, Bubba & Bobbie Jones

Date: 1/5/09 , Activity: Rented chipper to mulch limbs, Cost: \$200, ABC Rentals

Date: 1/5/09 , Activity: Used chipper to mulch limbs, Hours: 5, Bubba & Bobbie Jones

Date: 2/1/09 , Activity: Mowed grass on back slope, Hours: 3, Bubba Jones

Date: 2/5/09 , Activity: Hired plumber to add fire connection to water tank , Cost: \$320, ABC Plumbing

Mr. & Mrs. Bubba Jones, 11 Windmill Run, 512-847-0000

# Neighborhood Watch Being Organized in RMR

We are seeking volunteers to be Block Captain for the River Mountain Ranch Neighborhood Watch Program.

The responsibilities of the block captains are:

- Be aware of any possible criminal activity or fire dangers on your block.
- Notify the police, EMS, or fire Department when necessary.

- Have a back up block captain for vacations, etc.

- Help to locate possible water sources, both current and future, on your block and help the Firewise committee determine who may be willing to allow the fire department to utilize their water source in the event of a catastrophe.

- Be aware of elderly or handicapped neighbors who might require additional assistance in the event of an emergency.

Please contact Mardee Calkins if you would be willing to be a block captain for your street. Her email is [marydeecalkins@vownet.net](mailto:marydeecalkins@vownet.net), phone number 847-2133.



## How Do You Contact RMRPOA Board Members?

Contact information for the current Board Members is listed on the Board page at the RMR website, [www.rivermountainranch.org](http://www.rivermountainranch.org).

**River Mountain Ranch POA**  
**P.O. Box 182**  
**Wimberley, TX 78676**