

Horse Creek Ranch Homeowners Association

June 2003 Newsletter

From Your Board President, Roy Martin

From the April 3, 2003 Horse Creek Ranch Homeowners Association (HCRHA) meeting:

- We decided to create this single-page newsletter to deal with HCRHA business, to be published by the Board President. It will go out quarterly to all property owners, one month prior to the quarterly meeting to review issues from the last meeting, announce the upcoming meeting and cover items of importance to all property owners at Horse Creek Ranch.
- The Board agreed that the existing 'Gazette' ought to continue to be published to focus on news that neighbors would like to hear about neighbors and the surrounding community. (Many thanks to Vice President Kurt Hall for continuing to publish that.)
- The Wildlife Management Committee was also a key topic. We have a vacancy for the Chair of that Committee. (Many thanks to prior Chair Brian Damelio!) Suzan Gamble agreed to be acting Chair until we can vote on a permanent replacement at our July meeting. Suzan's currently doing a wonderful job and will probably agree to go on in a permanent capacity. However we have great need for folks to help out on the Wildlife Management Committee. (More on that below.)
- Finally, we agreed that the next HCRHA meeting would be July 10th.

Y'all Come: Our Next Meeting

All property owners at Horse Creek Ranch are encouraged to attend the next Board Meeting of the HCRHA. That meeting will be **July 10th at 6:30 p.m.** at the HCR Hines Office, located at Horse Creek Ranch on Highway 236.

These meetings are open to all members of the Homeowners Association and each of you is encouraged to attend. Remember that the Association is set up to benefit all of us. We really need the input and support of each property owner to make it a success.

If you have any questions or thoughts about the upcoming meeting, call the Hines Development office: (254) 836-4000.

We hope to see you and all of our neighbors at the upcoming meeting. **Please, please attend!** You'll have a great time and get a chance to meet some of your neighbors.

Mark your calendar now for the next meeting: July 10th, 6:30 p.m.

Be sure to read the article on the back page to learn how the **Wildlife Management Committee is saving you hundreds of dollars on your tax bill.**

----- Needed: Wildlife Volunteers! -----

No, we're not starting a new honky tonk. Actually we need volunteers to help the Wildlife Management Committee in its duties. These duties would generally **only require a couple of hours each month**, and would include things like helping fill deer feeders and take deer census counts.

These activities are actually kind of fun and you're never asked to do anything by yourself. If you can help out (please do!) either call Roy Martin (717-8161) or come to the next Board meeting, July 10th.

Your 2003 Board of Directors

- Baird, Amie
- Barr, Mary
- Covington, Wayne
- Gamble, Suzan (Acting Chair, Wildlife)
- Hall, Kurt (Vice President)
- Hines, AW
- Hines, Rick
- Martin, Roy (President)
- Shedden, Frank (Chair, Architecture)
- Spindle, Richard
- Ward, Ray
- (One vacancy)

Our Wildlife Management Program Protect It – It's Saving You Big Tax Bucks

Many of you know that one of the many advantages of living in Horse Creek Ranch is that you're paying hundreds less in property taxes than you would in most other developments. The reason for this is that Hines Development was able to set up Horse Creek Ranch as a Wildlife Management Program (WMP). Because we maintain this WMP the county gives us a "discount" on the taxable value of our land. We get this discount (and thus save on taxes) **ONLY because we support a Wildlife Management Program.**

The way this works is that the county doesn't tax us on the full "market value" of our land. **You'd need to call the Bell County Tax Appraisal Office for actual figures for your own tract** (939-5841), however a rough estimate is that the amount the county is taxing you on is less than ten percent of the full market value. Thus because of the WMP, you're paying less than ten percent of what you'd normally pay in property taxes.

Following are two, real-life **examples** of what you'd pay each year without the Wildlife Management Program. For the examples we use the combined tax rate of .0180807 we pay to Bell and Coryell counties.

	<u>Without</u> WMP		<u>With</u> WMP		<u>Yearly Our WMP</u>
	Taxable Value	Taxes Paid	Taxable Value	Taxes Paid	Saves You
1	\$44,295.00	\$800.88	\$3,464.00	\$62.63	\$738.25
2	\$51,502.00	\$931.19	\$3,586.00	\$64.84	\$866.35

In other words, by having a Wildlife Management Program, each of us is saving hundreds of dollars each year in taxes. Protect those savings! Following are things we all need to do to protect our WMP:

- Pay your HCRHA dues. That's the only way we can buy the deer feed and feeders required for the WMP. (Remember, your dues are only \$50 a year and that investment is saving you hundreds of dollars.)
- Don't hunt deer except on a WMP sanctioned hunt. This is required by the State. Any person who violates that risks ALL OF US losing the WMP tax savings. You can hunt – just do it through the WMP.
- Volunteer to help the WMP – we need help keeping the feeders filled and performing deer census counts.

**Horse Creek Ranch Homeowners Association
C/O Hines Development Corporation
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