

Horse Creek Ranch Homeowners Association

September 2003 Newsletter

From Your Board President, Roy Martin

From the July 10, 2003 Horse Creek Ranch Homeowners Association (HCRHA) meeting:

- We had a presentation by Kevin Schwausch of the Texas Parks and Wildlife Agency to review the current needs of our Wildlife Management Program. We also discussed the possibility of expanding the program to include songbirds, so as to enhance our program in case of a future audit. (More on that topic on the next page.)
- One decision was that the WMP Committee would meet with Kevin to conduct the upcoming deer census count in September.
- Additionally we elected Susan (pronounced "Suzanne") Gamble as WMP Committee Chairperson.
- Finally, we amended the 2003 budget and set the date for the October Board meeting.

Folks Who Want Deer Feeders On Their Land

If you've been looking to put a deer feeder on your land, or already have one, the Wildlife Management Committee invites you to contact them.

We are investigating putting additional deer feeders on the land of property owners who would volunteer to fill the feeders. **The WMP would supply the corn free of charge.** The landowner would simply need to agree to keep the feeder full and maintain records of the feed used.

The volunteer would ideally supply the deer feeder, but we even have one or two available if you need to use one of ours.

Our ability to do this is limited, so there unfortunately can't be a guarantee that we can do this for every volunteer. However, if you are interested, please contact Roy Martin at 717-8161.

Still Needed: Wildlife Volunteers!

And speaking of the WMP, we're still very much in need of volunteers to help out with the existing feeders and deer census figures that must be maintained. Recall that the WMP is saving you hundreds of dollars each year in tax savings, and if we don't all support the program, each of us is in real danger of losing those tax savings.

While it's true that most of us tend to be very busy with the many demands of work,

family and community, please don't leave it to the very few to totally shoulder this WMP responsibility. We all need to pitch in. 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.

If you can help out (please do!) either call Roy Martin (717-8161) or come to the next Board meeting.

Our Next Meeting

As always, **all property owners** at Horse Creek Ranch are encouraged to attend the next Board Meeting of the HCRHA, which will be on **October 2nd, 6:30 p.m.** It will be held at the HCR Hines Office located at Horse Creek Ranch on Highway 236.

These meetings are open to all property owners at Horse Creek Ranch and each of you is encouraged to attend. If you have questions or thoughts about the upcoming meeting call Board President Roy Martin.

Mark your calendar now for the next meeting: October 2nd, 6:30 pm.

Board Vacancy

There is currently one vacancy on the Board of Directors. If you are interested in filling this slot (we'd love to have you), please attend the next Board Meeting.

Possibly Expanding Our Wildlife Management Program – Songbirds

A key topic at our last Board meeting was the possibility of expanding our Wildlife Management Program (WMP) since the WMP is saving each of us hundreds of dollars each year in property taxes. State and county budgets lately being what they are, there have been stories of counties becoming much more aggressive at A) not allowing new WMPs and B) actually revoking a subdivision's WMP status. If a subdivision is found to be in violation of WMP regulations, they can lose that status and every property owner is then potentially required to repay to the county those tax savings for the prior five years.

With stories like this coming our way (and being confirmed by some folks at the Parks and Wildlife Agency) we're anxious to NOT lose the WMP status for Horse Creek Ranch. Thus we contacted the Agency to confirm for us what we needed to do to maintain our tax protection. In addition to that, we asked if we could actually expand the WMP so as to make it even less likely we'd lose that tax savings.

One suggestion the Parks and Wildlife agent made was including songbirds in our program. They could be protected by measures as simple as building bird houses or brush piles for songbirds to nest in, supplying sunflower or other food plots, supplying water, controlling fire ants and other predators, etc.

Look for more information in the near future on this expansion of the WMP.

Horse Creek Ranch Homeowners Association
C/O Hines Development Corporation
588 Austin Hines Drive
China Spring, TX 76633

Hand Delivered

Homeowner