

Horse Creek Ranch Homeowners Association

March 2005 Newsletter

From Your Board President, Roy Martin

Highlights from our last Board of Directors meeting, Jan. 13, 2005:

- **Song birds** have officially been added to our wildlife plan. (More on that below.)
- **Approval of this year's budget**; See Roy Martin if you'd like to inquire about that.
- **Spring BBQ meeting** was added to the list of annual meetings. This is in addition to the Fall BBQ which we already host yearly. (More on that below, too.)
- **Board members** were added or reelected; Welcome Doug Mussel to the board!

Our Next Meeting

At our last Board meeting, we decided to add a Spring Barbecue to our list of annual events. Thus, we're excited to announce that the next Board meeting will be combined with our first **Spring Barbecue**. All property owners are encouraged to attend the HCRHA sponsored barbecue (and Board meeting).

- Date: Saturday, April 9th, 2005
- Time: BBQ - 12:30 p.m.
Board Meeting – 1:30 p.m.
- Location: Suzan Gamble's house,
(15540 FM 107)

Food and drinks are supplied by the Board, so please plan on attending and meet your neighbors!

If you have questions or thoughts about the meeting call Roy Martin at 717-8161. **Mark your calendar now for the next meeting: April 9th, 12:30 p.m.**

New Board of Directors

Following is the current Board of Directors:

- Amie Baird
- Gina Chavez
- Wayne Covington
- Mike Fowler (Chair Architecture)
- Suzan Gamble (Chair Wildlife)
- Rick Hines
- Roy Martin (President)
- Doug Musel
- Richard Spindle (Vice President)
- Bob Taylor (Lead Wildlife, Deer)
- Ray Ward

--- Board Vacancy ---

There is currently a vacancy on the Board of Directors. If you are interested in joining the Board, please let us know. Contact Roy Martin (717-8161) at or before the next meeting.

The Wildlife Plan

This year we've added songbirds to our Wildlife Management Plan (WMP). Recall that in order for you to continue to receive a tax break from the county (basically have your land counted as "agriculture" for tax purposes) you must assist in the maintenance of the WMP. In the past it was assumed that by virtue of the Homeowners Association supporting the plan, ALL property owners within HCR would enjoy the benefit of this tax break. We've been informed that that's no longer the case. The county will require each of us, individually, to document our support of the WMP.

In order to give you more options, we're pleased to add songbirds to the WMP as a protected specie. Prior to songbirds, our plan only covered deer and turkeys.

So how does this affect you? Plan on attending the next meeting, April 9th, to learn what you need to be doing to protect your tax advantage – our Wildlife Management Plan.

Our Wildlife Management Program- Saving You Tax Dollars

The following was covered during a prior newsletter, but with the addition of songbirds to our Wildlife Management Plan (WMP), and with notification that the county now requires that we each, individually, document activities that support the plan, the information seems timely.

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 WMP. 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		Yearly Our WMP Saves You
	Taxable Value	Taxes Paid	Taxable Value	Taxes Paid	
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 our plan and the State.
- Volunteer to help the WMP – we need help keeping the feeders filled and performing deer census counts.
- Attend the next Board meeting to find out activities the county will require of you to maintain your tax savings.

Horse Creek Ranch Homeowners Association
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Homeowner