

Horse Creek Ranch Homeowners Association

September 2005 Newsletter

From Your Board President, Roy Martin

Highlights of last Board meeting, Jul. 21, 2005 (for full minutes from meeting, contact Roy Martin):

- **Wildlife Mgt Plan update** Suzan Gamble, Wildlife Mgt Plan chairperson, gave an update on the WMP. We discussed the new WMP binders that were distributed to all property owners which outlined the requirements of the plan.
- **Deer Census count / Deer Hunt** We discussed the upcoming Deer Census count as well as this year's deer harvest, as required by the WMP. Homeowners volunteered to assist in the census count and we reviewed the guidelines for the upcoming HCRHA sanctioned deer hunt.
- **BBQ/Meeting** It was decided that our next meeting, the Fall BBQ Get-together, would be October 15. Board member Gina Chavez graciously agreed to host that party. (More on that below.)

Come on over to the BBQ!

The next meeting of the Board of Directors will coincide with our Fall BBQ/Get-together. Property owner and board member Gina Chavez will host the cook-out at the Chavez home here at HCR. **All Horse Creek Ranch property owners are invited!** The Homeowners Association will supply all food and drink, but we are asking that you RSVP to give us an idea of how many to cook for.

- **Date:** Saturday, Oct 15, 2005
- **Time:** 12:00 Food served
1:30 Board meeting starts
- **Location:** Gina & Arturo Chavez's house
(15750 FM 107)
- **RSVP:** **Please call 853-9550 to let us know if you will join us**

If you have questions about the meeting call Roy Martin at 717-8161. **Mark your calendar now to attend!**

--- Wildlife Plan Documentation ---

All homeowners are reminded that we must each, individually, document a minimum of three wildlife preservation activities to continue to qualify for the tax exemption we receive as participants of a Wildlife Management Plan. If you have questions, or if you've not received your comprehensive binder of information outlining the plan, call Wildlife Chairperson Suzan Gamble at 853-9392.

If You Wish to Hunt Deer on Your Property

Any property owner may restrict hunting on their property. Although we live in the country, each of us may have a hunt-free tract, if that's our wish. However, it is a requirement of our Wildlife Management Plan, (as approved by a State biologist), that the Association occasionally thin the deer herd. This population control maintains the long term health and viability of our deer herd.

That same Wildlife Management Plan, however, requires that **no one hunt deer on any HCR property unless it's done as part of an HCRHA sanctioned hunt.** Any deer hunting done outside of an HCRHA sanctioned hunt is a violation of your deed restrictions and a possible endangerment of your tax standing.

As mentioned in previous newsletters, those who've assisted in the WMP stocking of deer feeders and deer census are allowed to participate in this hunt. For more information, contact WMP chairperson Suzan Gamble at 853-9392.

**Remember to mark
your calendar for the
October 15
Horse Creek Ranch
B-B-Q!**

Architectural Control at Horse Creek Ranch

In addition to sponsoring the Wildlife Management Plan, one of the key duties of the Homeowners Association is the enforcement of our property deed restrictions. Each of us, when we purchased our property, agreed to abide by these guidelines. The guidelines are in place to protect each of us and to protect our investments in what will probably be the single largest investment of our lives – our land and houses.

Being a good neighbor - In addition to protecting the value of our real estate, the guidelines listed in the deed restrictions are basically a promise of what we can expect in our neighborhood. No one can operate a convenience store or other “store front” business. Who wants to live next to a Quickie-Mart? No one can collect junk or refuse. Who wants to live next to a junk yard? No one can build a three story building. Who wants to live next to an apartment complex? We wanted wide-open, country space around us - that’s why most of us moved to Horse Creek Ranch.

So ... as you are planning to build or move a house onto your property, as you plan to build a workshop, as you plan to install any kind of building – please first contact your Architectural Control Committee to first gain approval of your plans. We’ll quickly review your plans to ensure you are building within the guidelines which we’ve all agreed will foster the home and community we want to live in.

For any architectural control questions or building approvals, contact board president Roy Martin at 853-9550.

**Horse Creek Ranch Homeowners Association
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Homeowner