

Horse Creek Ranch Homeowners Association

July 2008 Newsletter

From Your Board President, Roy Martin

Greetings!

It's been a while since I've composed one of these newsletters, having taken a respite from the Board presidency and turning those reins over to the very capable hands of Richard Spindle. However, after serving well as Board President, Richard chose to step down, and here we are again - welcome home.

The main thrust of this newsletter is the announcement of our upcoming Board meeting as well as filling vacancies on that Board. We do have vacancies on the Board of Directors and all property owners are encouraged to attend our next meeting to A) meet your local friends and neighbors and B) consider joining the Board of Directors. We do need you and need your support of our Homeowners Association and Board of directors.

However, whether you're able to serve on the Board or not, please DO attend. We'd love to visit for a while.

Welcome home!

The Election of Board Members

Each year, during the Annual Board Meeting, the HCRHA membership (you all) meet to elect new Board members. Of the 12 Board positions, each lasts for four years. We have a rotating schedule whereby we reelect 3 of the 12 positions each year. That way, we keep the majority of the Board intact and invite three new members each year.

Like most Boards, we also have an executive committee made up of a President, Vice President, Secretary Treasurer and Committee Chairpersons. We generally elect those annually also, each position only lasting the single year.

However, it's occasionally necessary to fill a Board position during a mid-year meeting. This is one such case. We have vacancies on the Board of Directors and are asking each property owner to consider joining the HCRHA Board of Directors.

So ... where is this discussion leading? To the meeting itself - you are invited and requested to attend the next Board meeting to either support the election of Board members (to fill the current vacancies) ... or just to meet some of your neighbors. Either way, it's time well spent.

Our Next Board Meeting

All property owners are asked to attend:

- **Date:** Saturday, July. 12, 2008
- **Time:** 9:00 A.M. (yes, in the morning)
- **Location:** Dick and Sandy Van Dyke's house (15520 FM 107, with the American flag out front, near the intersection of FM107 and Hwy 236)

If you have questions about the meeting call Roy Martin at 853-9550.

Mark your calendar now to attend!

Architectural Control

As you plan to build or move a house onto your property, build a workshop, or install any kind of building - please first contact your Architectural Control Committee to gain approval of your plans. We'll quickly review your plans to ensure you are building within the guidelines and help you avoid costly mistakes you'd have to correct later. Contact Board President Roy Martin for more information: (254) 853-9550.

Why a Homeowner's Association?

When we purchased our property, each of us should have received a copy of the deed restrictions which are tied to the property. These clauses dictate which uses of our property are not allowed under the contracts we all signed. However, whether included in the contract or not, the restrictions are filed with the county and bound to the land itself. A part of those property restrictions were the guidelines which created the HCR Homeowners Association.

However, the operation of our Homeowner's Association is more than just a requirement laid out in our collective contracts – it's a protection of the single largest investment most of us will ever make. For most of us, a bit of land and a home to live in is the largest investment we'll make and the HCRHA is operated to protect that investment, to protect the value of our properties as well as the quality of our neighborhood. 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, to make this a great place to live.

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 all wanted wide-open, country space around us - that's why most of us moved to Horse Creek Ranch.

And THAT'S the reason your homeowners association exists – to protect your home, your neighborhood and your investment. Please support that homeowners association. Pay your dues, attend the Board meetings, and consider joining the Board of Directors, as we all strive to make Horse Creek Ranch a place in which we'll always love to live.

Horse Creek Ranch Homeowners Association
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Homeowner