



## NEWSLETTER

Horse Creek Ranch Homeowners Association Newsletter

January 2007

### From Mr. Spindle.

I hope Santa was good to all this Christmas, and I wish each of you a Happy New Year in 2007!

Your Board of Directors last met on November 4 at the home of Dick and Sandy VanDyke. I want to thank the VanDykes for hosting the meeting and barbecue afterward. I also want to thank the Musels – Doug, Deb, Don and Alma – for supplying food: dogs, burgers, chicken and all the fixins'. The turnout was fair. After a very brief business meeting, we proceeded to the more serious business of eating together and enjoying the fine company of our neighbors.



### WILDLIFE MANAGEMENT NEWS

With the new year in mind, Tammy Uschan of the Bell county Tax appraisal district will be inspecting Horse Creek Properties for compliance with Wildlife Management Plans beginning January 22nd through the 25<sup>th</sup>. Shortly after you receive this letter Richard Spindle will be calling each landowner to set a schedule so you can discuss your activities with Ms Uschan.

2006 was a hard drought year for all of us. However, Ms Uschan will judge your efforts, not your results. Please assemble your records: receipts, maps, and census counts. While Richard Spindle was willing in April to represent your plans, he cannot represent your results. Please be prepared to provide a date and time when you will be present to make your case for tax year, 2007.

### ANNUAL DUES

As is the case every year, Association dues are due by January 31. Over the past year we have had some very interesting conversations with delinquent dues payers. It is in everyone's interest to review your contracts and deed restrictions so there is no doubt about the reservations, conditions, and restrictions you agreed to when you purchased property in either Horse Creek Ranch Phase I, Phase II, or Phase III (Legend Oaks).

With regards to dues, please read Article Three in particular. The remedy for delinquent dues is spelled out there. Once you are delinquent in paying dues, the Board can file a lien against your property. When a board files a lien, your title to your property becomes clouded. **Clouded** means you cannot sell or refinance the property until you clear the lien. Further, settlement of the lien requires payment of the delinquent dues plus 10% interest per year and any attorney's fees; including filing and court costs.

#### HCRHOA Board Members:

*Richard Spindle—President*

*254-853-2156*

*Douglas Musel—Vice President*

*254-466-7388*

*Dick VanDyke — Secretary /  
Treasurer*

*254-366-8603*

*Rick Hines*

*Roy Martin*

*Suzanne Gamble*

*Donald Musel*

*Michael Tipton*

*Eusebio "Tiger" Tijerina*

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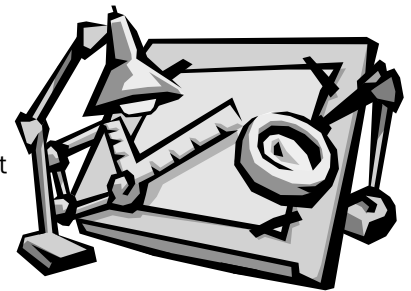
For the landowners who never have an issue with article three, we thank you for your ongoing support. For the remainder of the landowners who do not understand Article Three, or refuse to understand, the board is in legal process now to file liens against your property.

## **Architecture Control**

Thanks to those that have submitted their building plans to the Architectural Control Committee.

Remember that it is required to submit plans before construction of any permanent structures on your property. There are only a few restrictions in place that would prevent you from building on your property; it's best to have the plans checked and approved than to find you're in violation after all of your hard work.

Submittal Forms are available online at [www.hcrhoa.com](http://www.hcrhoa.com), from any board officer, or can be obtained via mail from Horse Creek Ranch Homeowners Association, PO Box 92, Moody TX 76557.



**Submit those plans for approval**



## **Annual Open Meeting**

**9:00 AM, January 20, 2007**

**235 HWY 236**

**Doug and Deb Musel's home.**

While landowners are always welcome at board meetings, one meeting is especially important to all landowners. WHY? The answer, of course, is in the contract you signed when you bought land in Horse Creek Ranch or Legend Oaks. The *Annual Open Meeting* is held for the election of members of the Board and officers of the Board. Naturally, we want every landowner to attend this special Board meeting where each property owner can exercise their right to vote.

The current Board is three members short of the twelve required. Michael Tipton of Legend Oaks stepped up at the last meeting to join the Board. We thank Mr. Tipton for his willingness to serve.

We want those of you who have not stepped up, to do so at this meeting. We need a fully functioning membership of twelve to carry on the business at hand. We also need Chairpersons for the Wildlife Management and Architecture Control committees.

Please plan to attend the upcoming Annual Open Meeting. And please participate in every way you can to maintain the value in your investment in Horse Creek Ranch.

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Horse Creek Ranch Homeowners Association  
PO Box 92  
Moody TX 76557

We're on the web!  
Look for us at [www.hcrhoa.com](http://www.hcrhoa.com)



HCRHOA

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