

SUNCREEK RANCH



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From Your Board

Annual Meeting

We had a very successful annual meeting in January. The participation was awesome, and there were some excellent questions and answers.

Your current board members are Terrence Stephens (Section 3), Jeff Joachim (Section 1) and Ted Villien (Section 2). If you are interested in attending the monthly board meetings, please contact PMG. The monthly meetings are on the last Monday of the month from 6:00 – 7:00 p.m.

Priorities

- ✓ Over the past several years, the frequent droughts have caused damage to the lake. The lake is now overrun by lilies and is home to unwelcome alligators. The board is planning to take the steps below to help correct the problem:

Neighborhood News

Community Picnic

We've planned the 3rd Community Picnic. Last year we had barbecue, ice cream, games and inflatable jump toys. The picnic is an opportunity to meet your neighbors. We hope to see you on 15 October 2011 from noon until 2!

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- Kill the lilies and other plants in the lake
 - Dredge at the park out to the island
 - Raise the berms
 - Work with the property owners to clear debris and small trees around the edges of the lake
- ✓ Unlike most Property Owner Associations, our deed restrictions were not enforceable until recently. We could send out repeat violation letters but there was no way to enforce adherence until now.
 - ✓ We continue to send out flyers to the residents to remind them to adhere to the deed restrictions and submit an Architecture Control Committee Modification Request before any modifications are made.

Parks and Trails Update

Did you know there are nature trails between Sections 1 & 3? We welcome you to go out and explore these rustic trails. Put on your hiking boots, pack your camera and enjoy over 3 miles of trails. If you see interesting wildlife send us your pictures and we'll post on the website.

Please be considerate of resident's privacy by only riding on easements and not private property.

Keeping in Touch

We've Got a Website

Our new Website is up. The focus is to improve marketing and communicate the needs of property owners putting events and relevant information at your fingertips. We are very interested in posting pictures of our community: homes, tractors, landscaping, animals, etc.

Visit us at www.suncreekranchtx.com.

Find us on Facebook

If you have a Facebook account, search for the



Yes, we are on FaceBook. It's a good source for neighborhood news.

"Suncreek Ranch" group. We'll have information about events and you'll be able to add comments, photos, etc. It's your opportunity to participate.

Campaign to collect email addresses

We want to communicate with you the way that is best for you. If you want the most current updates and alerts by email, please provide your email address to PMG.

Architecture Control

Architectural Control (ACC) Update

Maintaining the "ranch" lifestyle is very important to the property owners of SCR. As such, we all have a role in ensuring everyone abides by the restrictions.

We send out reminders to residents to adhere to deed restrictions and we provide the most common modifications that need an application along with a blank application form.

We will continue sending notices to observed violations and will continue to do so throughout the year. To cease getting notices, please provide plans (and execute them on time) to get in compliance when cited.

"I'm a resident of Suncreek Estates and I attended the Suncreek Ranch annual board meeting. I was impressed at the excellent involvement!"

Mowing program

Mowing program forms were mailed out in April. Property owners are required to comply with mowing restrictions, but if you are unsure of the requirements or have questions, contact PMG.

Attachments

- ACC Application
- Mowing Program

We had an excellent year in 2010 and the 1st half of 2011. There is no lack of work, so if you want to volunteer, get in touch with us.

See you at the picnic,

Terrence, Ted and Jeff