

NEWSLETTER



2009 POA Board Election



** Nominating period open from 9 October thru 23 November 2009 **

** Election period open from 24 December 2009 thru 21 January 2010 **

The annual election of RMRPOA Board Members is quickly approaching.

During early October, a letter was mailed to all POA members soliciting nominations for the 2009 Board Election. The nominating period will be open from 9 October through 23 November 2009. The letter also described the process to be followed to submit a nomination either by regular mail or by email. This year we will have four (4) positions that have expiring terms.

After the nominating period is closed on 23 November, the nominees will be screened to ensure that they are eligible to run, i.e., a POA member in "good standing" under the provisions of the Bylaws. The final slate of nominees will then be notified and will be required to submit a standard biographical sketch for inclusion in the ballot.

Under the provisions of the Bylaws, paragraph 2.03, "Each regular member in good standing is entitled to one vote per lot....." If you own more

than one lot then you get more than one vote. Please refer to the RMRPOA Bylaws (website Documents page) for all of the rules that govern the conduct of the Board election. Each property owner has been assigned a "ballot serial number" which is keyed to correlate the proper number of votes for a particular property owner and does not require a signature.

The election will be conducted via regular mail. No email ballots will be accepted. Ballots will be mailed to eligible property owners during the period 24 December 2009 - 3 January 2010. The ballots must be returned NOT LATER THAN 21 January 2010 to be considered valid under the provisions of the Bylaws. The results of the election will be announced at the POA Annual Meeting on 23 January 2010.

Please consider volunteering to run for the POA Board and contribute to the betterment of the River Mountain Ranch community.

DATE SET FOR 2010 ANNUAL RMRPOA MEETING

The Annual Meeting for the River Mountain Ranch Property Owner's Association (RMRPOA) has been set for Saturday, 23 January 2010, from 10 AM to 12 Noon. The meeting will be held in the Blanco Room at the Wimberley Community Center, located at 14068 Ranch Road 12 (next door to Brookshire Bros. Grocery Store). Formal invitations (postcard style) will be mailed (per the Bylaws) to the entire POA membership during late December 2009.

RMRPOA Board meetings are held at 6PM on the second Thursday of every month at the Wimberley Community Center located at 14068 Ranch Road 12 (next door to Brookshire Bros. Grocery Store). All RMRPOA members are welcome to attend. The schedule for the Board meetings is listed on the Calendar page at the RMR website, www.rivermountainranch.org.

CONSTRUCTION DEPOSIT INCREASED FROM \$500 TO \$1000

Effective 10 October 2009, the construction deposit was increased from \$500 to \$1000.

Recent events regarding the dumping of construction waste and debris (i.e., concrete and tile) along our common roads has been extremely troubling and has resulted in the Board unanimously voting on 8 October 2009 to increase the construction deposit to \$1000.

It is recommended that the deposit be submitted at the same time that construction plans/drawings are submitted to Architectural Control for approval. This deposit is required prior to receiving final architectural approval for the construction of new homes, additions to homes, garages, and pools.

Under the provisions of the RMR Covenants & Restrictions (see Documents & Maps page on the RMRPOA website) paragraphs A - Land Use and C - Landowner's Agreement, it is the responsibility of the owner of the property to ensure that their builder is physically removing construction debris from River Mountain Ranch.

Architectural Control will conduct periodic visits to construction sites within River Mountain Ranch to ensure adherence to the Covenants & Restrictions.

Architectural Control will notify the property owner if a violation of the Covenants & Restrictions has occurred, either verbally by phone call or in writing by email or letter. The property owner will be given a reasonable deadline to remove the offending debris.

In the event that the property owner does not comply within the allowed timeframe, the POA Board will take action, under the provisions of the Covenants & Restrictions, to clean up the debris. The cost of the cleanup will be deducted from the construction deposit. If the cost is greater than the construction deposit, the POA will bill the property owner for the difference.

Please contact Architectural Control if you have any questions.

The Covenants & Restrictions are available for download on the Documents & Maps page at the RMRPOA website, www.rivermountainranch.org.

ANIMAL CONTROL IS THE ANIMAL OWNER'S RESPONSIBILITY!!

The RMRPOA Board is routinely called regarding pets roaming the neighborhood and this item was a significant area of discussion at the 2009 Annual POA Meeting on 24 January.



Please note that our Covenants & Restrictions state "Any and all animals, including household pets, require appropriate fencing to confine them to their lot." Furthermore, Hays County law stipulates "Dogs are to be restrained by a leash or fence, unless the owner is on the property and is able to verbally command the animal to stay on his/her property. If the animal is found unrestrained, Hays County Animal Control can either issue a citation to the owner (if the owner is known) or impound the animal at PAWS Animal Shelter in Kyle, Texas."



All RMR residents are reminded to

follow the requirements defined in Hays County Animal Control Ordinance # 20893. A copy of the Ordinance may be viewed or downloaded from the Board page at the RMRPOA website, www.rivermountainranch.org, or at this link: [Animal Control Ordinance](#) if viewing this Newsletter online.

If you walk your dog, please keep it on a leash. If you find a dog running loose, or being a nuisance, please do not call the Board. Hays County has an animal control office:

- Hays County Animal Control (part of the County Sheriff's Department), 512-393-7896.

If you have a serious incident (if you are attacked by a dog for instance) and you call the Sheriff's office, requesting that a citation be issued to the owner (if known) will expedite the process of getting restitution from the owner.

Further information regarding Hays County animal control laws can be found at this link: <http://www.sheriff.co.hays.tx.us/>.

RMR RIVER PARK UPDATE

Folks continue to enjoy the new benches and path (shown below) installed as a joint project of RMR and some Eagle Scouts from the Sam Houston Council.



The port-a-potty was removed for the winter on 15 September and will be returned to the park on 15 May 2010.

Wildflower seeds were planted in early October and are coming up at the entrance gate and in selected drifts around the picnic area and the new path. Hope everyone will enjoy them next spring.

The park gate lock was repaired on 24 October. It seems that someone jammed a small "stick" into the key insert which caused the lock to not function properly. The lock is working fine right now.

River Park gate lock key control procedure - There will be 2 park keys issued at no cost to each lot owner. If you did not pick your keys up at the annual January meeting, you can pick them up from Margaret Baker (Parks Chair) at 981 Windmill Run. You can call 847-3821 to arrange a time. Additional keys will be available only on Board approval after review of a written request. Keys will be shipped by request on receipt of suitable prepaid pre-addressed shipping container (Fed Ex or other) sent to Margaret Baker at 981 Windmill Run, Wimberley, TX 78676.

Thanks to so many for helping to keep our park clean and safe.

PLEASE REMEMBER to take your trash with you and

NO FIRES are allowed in the park except in the stone BBQ grills.

Please contact the Parks Chair if you have any questions.

WIMBERLEY eco fest 2009

The first annual Wimberley eco fest was held on 17 October 2009. The event was sponsored by the Citizens Alliance for Responsible Development (CARD).

The event featured displays, vendors, and guest speakers discussing topics related to "Living Greener in the Hill Country."

CARD was organized in early 2008 to respond to increasing development pressures in the fragile Hill Country of western Hays County. The concerns are for the practical aspects of sustainability and quality of life -- such as water, development density, wastewater disposal, and traffic safety. For more information, please go to CARD's website, www.hayscard.org for current activities and issue.



JACOB'S WELL NATURAL AREA

The Wimberley Valley Watershed Association (WVWA) has purchased Jacob's Well and the surrounding properties to establish a community center for aquifer and watershed research, education, and conservation.

Jacob's Well in Wimberley, is a karst spring very similar to Barton Springs in Austin or San Marcos Springs and is a perfect place to study and research the health of the aquifer.

For more information, please visit, <http://www.visitwimberley.com/water/index.php>.



NEIGHBORHOOD WATCH

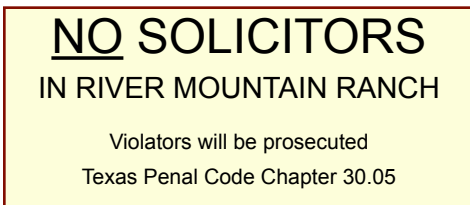
Our first annual Neighborhood Watch's National (Texas) Night Out (October 6) was a great success! Many thanks go out to all the Neighborhood Watch Volunteers who made the wonderful cake, cookies and lemonade. But it wouldn't have been the success that it was if it were not for all who attended. There were 32 sign-in signatures but it sure did seem that there were more than that.



There were also eight more households who have signed up as Neighborhood Watch Members. By signing up as members, the Neighborhood Watch Group has contact phone numbers and e-mail addresses to communicate area crime and helpful information for use in an emergency.

Your participation and attendance gave everyone an opportunity to fulfill the goal of what Neighborhood Watch is all about. One of the main goals is to get to know each other as neighbors better and by that be able to discourage or prevent residential crime.

We also had the privilege to have our friendly members from Law Enforcement available for the entire event to visit and answer questions. Thanks go out to Hays County Sheriff Deputy Steve Clark, Deputy Constables Jim Turner and Ray E. Helm III from Precinct 3. We really appreciate the time they volunteered to support our Night Out event.



River Mountain Ranch is a No Soliciting subdivision. This fact is clearly stated on two separate signs posted along River Mountain Road. The first sign is at the lower entrance off FM3237 and the second one just before our inner gate. These "no soliciting" signs were installed in

late 2008 in response to several incidents where people were walking up 1/4 mile driveways and/or going around closed/locked gates to approach the homes while claiming they were selling magazines.

Over the weekend of 24 October, we again had individuals in our neighborhood who were in violation of the "no soliciting" status of RMR. They may have considered themselves legitimate or may have been casing our homes. However, our signage clearly warns anyone coming in that Soliciting is not allowed. The exact wording of the signs was, in fact, coordinated by the POA Board with the Hays County District Attorney's Office since RMR does not have an entry control gate.

An instance like this is where Neighborhood Watch can benefit in the prevention of crime by activating a Neighborhood Watch Communication Tree. What is this you may ask? Here is a brief explanation.

How a Neighborhood Watch Communication Tree Works

If anyone witnesses a crime in progress or any suspicious activity in River Mountain Ranch, do NOT intervene or try to personally apprehend the suspect. If you deem the suspicious act an immediate threat, dial 9-1-1



immediately. Afterward, or, if it is not an immediate threat, contact your Block Captain or the Neighborhood Watch Coordinator. Your Block Captains are identified by street name or block and are listed on the RMR website in the Neighborhood Watch page. Information can then be spread to your other neighbors to be on the watch of these suspicious activities. Before contacting 9-1-1, try to get as detailed information as safely as possible. Be ready to provide information such as:

- What occurred?
- When and where did it occur?
- How many suspects were there?

NEIGHBORHOOD WATCH *continued*

- Describe the suspects with identifying characteristics such as:
 - a. Race
 - b. Sex
 - c. Approximate Height
 - d. Hair Color
 - e. Wearing glasses, complexion, facial hair, tattoos or scars
 - f. Clothing
 - g. Carrying a weapon
 - h. What did they say or do?
 - i. Did they take anything? (theft of belongings)
 - j. Were they in a vehicle, if so, what direction of travel did they take?
- Describe the vehicle with as much detail such as:
 - a. License Plate Number
 - b. Color of vehicle
 - c. Make/Model/ Year
 - d. Body Style – 2 door, 4 doors, convertible, SUV, Passenger type, etc.
 - e. Other identifying features:
 - Wheels, hub caps, dents, scratches, bumper stickers, etc.

- Were there any other witnesses?

So, strive to make our neighborhood a safer place by being alert, use good judgment and communicate with each other. Continue to visit the RMR website, www.rivermountainranch.org, and click on the Neighborhood Watch section for additional information and periodic updates.

If you are interested in obtaining updates of area crime, weather advisories, traffic alerts or area community alerts, visit www.nixle.com. This is a new website that is a certified and secure platform that allows local police departments, sheriff departments, municipal agencies and community groups to instantly connect with residents by text message and email. The Kyle Police department is currently using this system and Hays County Sheriff's Office is looking into registering in the program soon. As more agencies begin using the system, more information can be geographically sent to anyone who registers and logs in. It is free and you do NOT have to be a neighborhood watch member to use it.

If you have any questions, please contact the Neighborhood Watch Coordinator or your Block Captain. Contact information is posted on the Neighborhood Watch page on the RMRPOA website, www.rivermountainranch.org.

BOARD POLICY ON THE REPORTING OF OUTDOOR BURNING VIOLATIONS IN RMR

"In the event that a RMRPOA Board member should discover that any outdoor burning in RMR does not appear to fully comply with published burning ordinances or other rules or guidelines (i) issued by the Hays County Fire Marshall (or any other governmental unit or instrumentality with jurisdiction over outdoor burning) and (ii) applicable to the materials being burned and/or the process or procedures employed to conduct the outdoor burning of materials, such Board member shall promptly call 911 and report the fire to the appropriate person or governmental authority. Such action shall be taken without regard to whether the Board member has determined, or is unable to determine, whether the outdoor burning involves any negligence or other fault on the part of the affected property owner or any other person or persons who may be responsible for (i) selecting the materials to be burned and/or (ii) monitoring/oversight of the outdoor burning process. Thus, for example, should a Board member become aware of the outdoor burning of impermissible materials (e.g., construction materials such as wallboard, wire, etc.) along with permissible materials (e.g., tree limbs) under circumstances where the fire continues to burn after sundown and is not being monitored, absent circumstances beyond the control of the Board member, such Board member must promptly report the fire by calling 911 without regard, for example, to whether some third party may have added the impermissible materials to the burn pile and without regard to whether some emergency or other justification/excuse may have caused the outdoor burning not to be extinguished before sundown and not to be properly monitored."

NOTE: This policy was unanimously approved by the RMRPOA Board on 8 October 2009 in response to several fire incidents over the past year. These incidents were of sufficient magnitude to warrant calling the WVFD or of sufficient concern to neighbors that they notified the Board of an unattended or careless situation with outdoor burning on their street in RMR.

FIREWISE**PLEASE BE CAREFUL WHAT & WHEN YOU BURN!!!!**

The burn ban is “**OFF**”; **BUT** Hays County is still in **SEVERE** drought conditions. Please be careful of **what** and **when** you burn.

In recent months there have been some fires in RMR that have not fully complied with the Hays County Fire Marshal's Office and the Hays County Burn Rules.

Please review the complete Hays County Burn Rules **BEFORE YOU OR YOUR CONTRACTOR** burns outdoors, <http://www.co.hays.tx.us/Departments/FireMarshal/outdoorBurnInformation/tabid/174/Default.aspx>.

You may click on our Wimberley zip code, 78676, to view current weather conditions.

Remember,

- You **must** call the WVFD before beginning any outdoor burning, 512-847-3536.
- Keep your burn pile small, and feed it gradually.
- The following **MUST NOT BE BURNED**:
 - a. electrical insulation
 - b. treated lumber
 - c. plastics
 - d. heavy oils
 - e. asphaltic materials
 - f. chemical wastes
 - g. potentially explosive materials
 - h. items containing natural or synthetic rubber and non-wood construction/demolition materials.

Burning prohibited or impermissible materials generally releases **TOXIC FUMES** into the air which can potentially cause breathing problems for your RMR neighbors that are downwind from your fire. **PLEASE** be careful what you and your

contractor burn and do not burn any of the prohibited or impermissible items listed above!

Check the **weather conditions** at the website above and **burn only when the surface wind speed is predicted to be more than 6 mph but less than 23 mph.**

Initiation of burning shall be **no earlier than one hour AFTER sunrise**, and shall be **completed the same day, not later than one hour BEFORE sunset.**

Local fire professionals advise that you have someone monitor the outdoor fire at all times, until it is completely out.

Keep water and hand tools ready in case your fire should spread. **Call 911 immediately if you have an out of control fire.**

If you are burning household trash, only burn in a burn barrel or other trash container equipped with a screen or metal grid to keep the burning material contained. Avoid aerosol cans in your trash burn, as they may explode sending metal fragments into the air.

If you have any questions, please contact Jeanne Martin, Firewise Community Chair, firewise@rivermountainranch.org or one of the Firewise Community Committee members for more information (see the Firewise page on the RMRPOA website for contact information).

Please join us in keeping our outdoor burning under control and safe for our RMR community.

Thanks from your RMR Firewise Community Committee.

**RMRPOA Email List Subscription Process**

Please contact [RMRPOA Communications](mailto:RMRPOA.Communications) via email if you own property in River Mountain Ranch and would like to subscribe to the email list. Once you have been verified as a property owner, an invitation to subscribe will be emailed to you. POA members may unsubscribe at any time from the email list. Additionally, this is also a good time to let us know if you have recently changed your email and/or mailing address and wish to start or continue receiving email messages/bulletins from the POA Board.

POA PRESIDENT'S COMMENTS



As I look back over the last four years that I have served on the board, I think about how our River Mountain Ranch community, the Board of Directors, and their supporting committees have grown and matured.

We are now a recognized Firewise Community, thanks to many of the property owners who got involved to make this happen.

We also have a Neighborhood Watch program, again thanks to those property owners who got involved. We have had our first official Neighborhood Watch National Night Out. For community fire protection, we installed a water tank in coordination with the WVFD. The sum of all of these activities points to the fact that we are now a full fledged community.

I mention these things because none of these activities would have happened without the direct involvement of our property owners in their community. These volunteers, either as a member of the Board or a committee, accepted the responsibility for a given activity and took the steps necessary to bring these activities to completion. I take my hat off to all of those who persisted on making these things happen. I want to encourage the rest of you to get involved with the programs or activities that make our community a safer and more desirable place to want to live. All of these opportunities are posted on the RMR Website.

Since this is the last newsletter that I will be a member of the POA Board of Directors, I want to thank the present and past Board members who took the time to work for the betterment of River Mountain Ranch. Our Board members continue to support and maintain the guidelines of our association and are always looking at new and fresh ideas to make our community even better. I want to specifically thank John Tanzillo, Margaret Baker, David Lewis, David Conway, Jerry Martin and Steve Nichols for all the work that they have done this last year on the board.

I suggest that if you have never been on the board, you should strongly consider volunteering some of your time in helping to make sure that our community continues to be the most desirable place in the Texas Hill Country to raise children or enjoy retirement.

I look forward to seeing what new ideas are initiated for the betterment of River Mountain Ranch. I have enjoyed serving the RMR community over the last four years and will continue to support the efforts of our Board and its programs.

Thanks,
 Jim Wheat
 President, RMRPOA

Calendar

- 16 October - 23 November 2009**
 Submit nominations for the Board election
- 12 November 2009**
 Board Meeting
- 10 December 2009**
 Board Meeting
- 24 December 2009**
 Mail election ballots to POA members
- 14 January 2010**
 Board Meeting
- 21 January 2010**
 Last day to receive election ballots
- 23 January 2010**
 Annual Meeting of RMR POA
 Announcement of election results

How Do You Contact RMRPOA Board Members?

Contact information for the current Board Members is listed on the Board page at the RMRPOA website, www.rivermountainranch.org.

2010 Member Directory

If you have not provided permission for release of your contact information to be printed in future revisions to the Directory, please complete the [communications update form](#) and return it to [RMRPOA Communications](#). The information may be sent via email.

The next full Directory issue is planned for early 2010. Please contact [RMRPOA Communications](#) as indicated above if you have any questions.

