



March 1, 2018

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### **Board Member Activity**

Your New Board of Directors are now installed for 2018 and eager to make The Ranch at Delaware Creek the best POA in the country.

### **Cleaning up Underbrush & Drainage Ditches**

Work will begin very soon on the clean-up of underbrush on the North side of the creek, just west of 281. After the majority of Phase II work is done, we can assess how residents would like to use that property.

Another push to clean out the drainage ditches that run through The Ranch, that is not part of individual property owner's property, will also begin as weather allows.

### **Pet Owners**

**THANK YOU** to those residents who have been picking up after your dogs as you walk/bike them in our neighborhood. As a reminder to those still leaving behind your pet's deposits, please be a responsible pet owner, and a good neighbor, and pick up after your pet. Leaving waste in vacant lots and your neighbor's yards is unsanitary and unacceptable.

PLEASE ALSO obey the City Ordinance on the Leash Law.

### **Revised CCRs & Bylaws**

The revised and filed CCRs & Bylaws are now uploaded to The Ranch website. Everyone should familiarize themselves with the changes.

You will find the website at: <http://ranchdelawarecreektx.com>

If there are any suggestions of things you would like to see on this website, please contact Craig Lindholm, POA President or Calib Williams, POA VP.



### **Non-Compliance Issues**

Early in January 2018, letters were sent to residents who had items of non-compliance that needed to be addressed. The BOD is tracking the completion of those requests and working with homeowners to ensure compliance within an acceptable time frame. As a reminder, move all trash/recycle cans, ice chests, building materials, lawn materials, loose materials, etc. indoors or inside of your privacy fences. In addition, unused/unsightly items should not be stored outside of fencing perimeters

Please remember that trailers, boats, motorhomes, camping trailers, large work trucks, golf carts, etc., are not to be parked in driveways or on the side of your homes. These items are to be stored in garages.

Several cedar privacy fences in the neighborhood need maintenance, staining and/or repair.

On-Street Vehicle Parking is not allowed. This is clearly stated in the CCRs. Please keep all streets clear of cars, trucks, etc. The ONLY exception to this would be if you had a social gathering at your home which required your guests to park on the street for a very short duration.

**SPEED LIMIT: 30mph. We have small children playing in the neighborhood.**

### **WANTED: Newsletter Items**

If you have something you would like to see covered in the Ranch Newsletters, please send the info to Pam Gates.

[pam@ranchdelawarecreektx.com](mailto:pam@ranchdelawarecreektx.com)

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The Ranch at Delaware Creek  
201 Sunday Drive  
Burnet, TX 78611  
512-234-8263-office

**February POA meeting follow up items.**

Board Members and appropriate Committee Members had meetings with the following groups to get answers to questions that arose during the POA meeting.

**1. FSB of Central Texas.**

FSB is being sold to BankcorpSouth. The transaction closing is expected in June. The discussion centered on the bank owned lots and lot maintenance. The bank representative informed us that discussions with local and regional bank management is in process to develop a path forward, both for the merger and on the lots at The Ranch. There will probably be some delays in decisions due to the bank merger.

**2. City of Burnet.**

We discussed our plans for Phase II cleaning of the common area adjacent to Delaware Creek along with drainage ditches. The POA board appreciates the efforts of property owners keeping their drainage ditches clean and free from debris.

3. Walking bridges will not be allowed over the second drainage ditch on Sunday Drive. We will need to extend the culverts and concrete to make room for the sidewalk. It will need to be built like the main drainage ditch walkway, with sidewalks and guard rails. We are looking at options, but since it is a POA cost, it may take a while.

**4. J&L Builders, Phase II**

The builder met with the POA Board to discuss plans and timing for the beginning of Phase II of The Ranch development. J&L anticipates they will be the only builder to be building on the lots. The start of this work will probably be several months out, due to other ongoing JL Builder projects. They did tell us that the road and infrastructure work will begin at Ramsey Way and work its way to Sunday Drive. Sunday Drive will be blocked off until the road is finished. All construction trucks and activities will enter through Ramsey Way. We will keep you

informed as we learn more.

**Community Complaints.**

If you have complaints that need to be addressed, please submit them in writing or by email to [poaboard@ranchdelawarecreekx.com](mailto:poaboard@ranchdelawarecreekx.com)

