

THE OWNER'S ASSOCIATION AT INDIAN CREEK

February 15, 2006

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EMERGENCY NUMBERS:

Fire

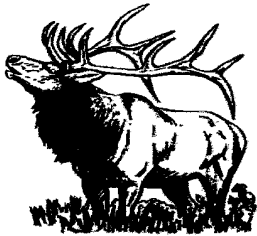
Rocksprings (830) 683-4111
Barksdale (830) 234-3473
Camp Wood (830) 597-6100

Border Patrol (830) 683-2255

EMS

Rocksprings (830) 683-3305
Camp Wood (830) 597-4200

Sheriff & Highway Patrol
830) 683-4104

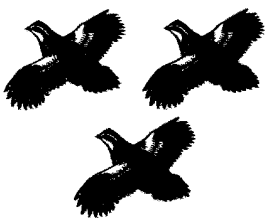


Wild Facts

Under optimum conditions, it is possible for a white-tailed fawn to conceive when she is 6-7 months old

Testosterone levels in blackbuck antelope regulate coat color. The more testosterone, the darker the coat.

The leaves and seeds of the Texas Mountain Laurel are poisonous to cattle sheep and goats.



Message from the Association President:

Greetings. Welcome to our new Owners, and Thanks to all. Please take a moment to review your Newsletter, volunteer, and participate. The Owners Association at Indian Creek is strong and getting stronger, planning and making progress... all because of the Owners, your dues, and Neighbors being Good Neighbors. Thanks...

First Indian Creek Owners "Quarterly Gathering" To Be Held - March 25, 2006 at 12:00 Noon.

At the request of Owners wanting to see/meet Neighbors, your Association Board has identified March 25, 2006, at 12:00 Noon, at the "Air Field" as the time and place. The Air Field is on the right (West) of the North to South Main Ranch road. Bring something to sit on, something to eat, and something to share, (if you can) and meet your neighbors... We all share the Indian Creek "dream."

Based on interest, we will conduct these "Gatherings" on a Quarterly basis.

Owners Association Contact Information Updates:

Thanks to Jackie and Bill Wilson, our Owners Association address lists are accurate and up-dated on a regular basis. The most current list will be available at the "Quarterly Gathering" or may be requested from a Board member (Contact information at the end of this Section).

Owners Association Plats:

Maps are now available for Owners that show the Phase and Tracts with names of the Owners. Thanks to the good efforts of Bob Barton! We have two 11"x17" Maps... one for Phase I, and one for Phase II thru VII. Copies of the Maps with Owners Names will be available at the "Quarterly Gathering" and by request from any Board Member.

Progress Report:

Road Improvement Plans:

Planned activities are detailed in Dan Delich's "Vice-Presidents Report." Within our budgetary restraints, the Board will improve the roads on 2 Phases each year.

Water System Improvements:

Thanks to Emmet King, our Association Water reliability has improved, significantly. With the help of good Neighbors reporting small leaks, we have avoided major system failures.

Wildlife Committee Actions:

Mike Ashby, Coy Fontenot, (Co-Chairmen) and Michael Gutierrez (Association Biologist,) are all actively and effectively assisting us. Please review and respond to the

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the information requested! Owner's information and responses are necessary to maintain our Wildlife Management Area designation and Tax status. Responses may be sent directly to Mike Ashby, or to any Director at the street addresses or the e-mail addresses at the end of this Section.

Web Page:

"In progress" is the most positive report I can give. Jimmy Yarbrough, our Secretary Treasurer accepted this challenge, but has been very busy with the dues and critical issues related to our Association... (Please see Secretary/Treasurer's Report which follows) Progress has been small on getting a Web Page established. We really need someone to volunteer to assist!

Volunteers to Serve/Elections:

In accordance with our By-Laws and articles of incorporation, the Owners Association at Indian Creek will elect our next Secretary/Treasurer prior to our Annual Membership Meeting in October. Any dues paid Owner is eligible to serve. Please indicate your interest to any current Board Member. We will provide background information for all volunteers and ballots in our August Newsletter.

Neighbors being Good Neighbors

Security has improved due, in part, to the Phase Gate locking program. Please continue re-locking as you enter and leave. (All lock codes are 3030) The small inconvenience protects your property and that of your Neighbors. We have had no reported "break-ins" since our last Newsletter.

Car Tags have been distributed and are available from any Board Member to identify Owners and their authorized guests. Please display them, proudly, so that we minimize unauthorized visitors.

Hunting Season Weekend Heavy Construction Moratorium has been declared by the Board of Directors for the 2006 deer season. During the recent deer season, several Owners complained about heavy construction (dozer work, hauling, etc.) during the hunting weekends. Some of our Owners are only able to enjoy their property during the hunting season on weekends. Let's all help them.

Burn Ban Cautions: Thanks to our Owners diligence and care, we have had no incidents during this dangerous period. Keep it up. The blessing of lush pastures can become a curse with one spark.

• OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:

1. President – Jim Trotter (210) 828-1358 e-mail: bevo-one@swbell.net, 1 Cottesmore Court, San Antonio, Texas 78218
2. Vice President – Dan Delich (512) 323-2525 e-mail: ddelich@austin.rr.com, 1711 Pecos Valley Cove, Round Rock, Texas 78664
3. Secretary/Treasurer - Jimmy Yarbrough (210) 362-6320 e-mail: jry4275@aol.com, 2793 Valencia Lane, Schertz, Texas, 78154
4. Association Game Biologist - Michael Gutierrez (210) 288-0008 or e-mail: mgutierrez10@satx.rr.com, 5222 Charolais, San Antonio, Texas, 78247
5. Assistant Secretary/Treasurer – Bill and Jackie Wilson, (210) 536-1871. e-mail: wilsonwr@earthlink.net.
6. Water Emergency Contact – Emmet King (830) 591-3807 (cell) or (830) 597-3324 (office)
7. Wildlife Management Committee Co-Chairmen – Mike Ashby (972) 335-5893 e-mail Mike_Ashby@oxy.com and Coy Fontenot (979) 830-8374 e-mail coyfontenot99@hotmail.com

With high hopes and gratitude,
Jim Trotter, President

VICE PRESIDENT'S REPORT

Hello Landowners, I hope everyone had a great season. Things are sure looking up at the ranch.

We may be getting some road work done at the ranch in the near future so if any of you need some dozer work done on your ranch please let me know ASAP. If we can coordinate the work with others we can split the transportation fees and save everyone some money.

We still have some people who aren't getting newsletters or don't seem to be informed about what's going on at the ranch so if you see your neighbor be sure and ask them if they are getting all the info.

Unauthorized sale of Indian creek caliche or river rock is forbidden under deed restrictions. A violation was reported by an owner and the situation was resolved by the association.

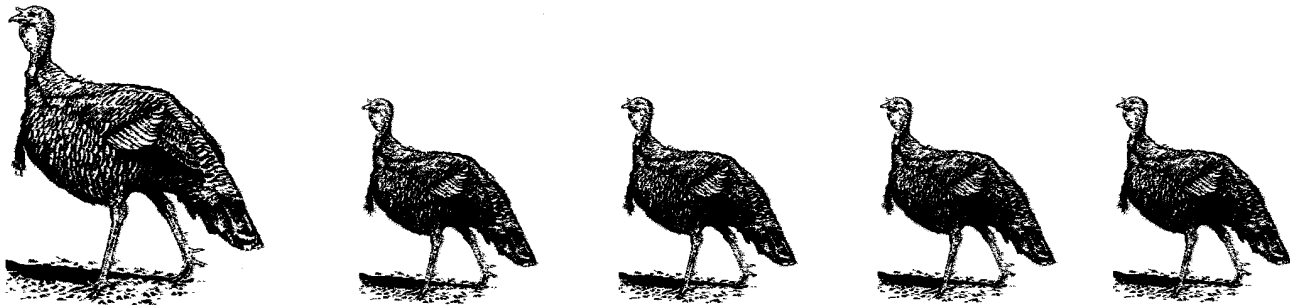
Some road repairs are in the works in phase II and the entrance to phase VII a date has not been set yet.

Gate Phase VII:

The gate location for Phase VII has been established, the contractor has been selected. Installation of the gate will be completed soon. The combination will be the same as all the others 3030. Please keep all the gates locked to protect yourself as well as your neighbors.

New metal signs will be installed soon for each Phase Gate identifying the Phase to assist emergency crews, and owners, as well as guests. Emergency response groups have been provided with maps of Indian Creek Ranch.

From looking at the wildlife harvest book at the front gate things went well for a lot of people last season. Thank you for all the input keep up the great job. If anyone has any questions feel free to contact me. Dan Delich @ 512-431-5940



SECRETARY/TREASURER'S REPORT

Hello fellow landowners!

I hope you enjoyed your Hunting season. I had the pleasure of seeing my 21 year old daughter and 12 year old nephew shoot their first deer. I saw several promising Bucks for the future and way more hogs than I cared to see. Hopefully, Mother Nature cooperates and this year will be even better.

Update:

- 2006 Annual dues were mailed in the month of December and are due by the end of February.
- If dues are unpaid by February 28th a 2nd bill will be sent and must be paid within 30day's.
- If dues are not collected within the 30 day's a lock can be put on the water valve to each tract and a "Road & Water Well Maintenance Lien" can be filed with Edwards County.
- In addition to the "Road & Water Maintenance Lien" a \$300 water reconnect fee will be assessed and paid before a "Release of Lien" would be filed.
- It is the RESPONSIBILITY of the land owner to notify the association of any address changes.

I will be glad to send any member a copy of the legal documents we handed out at our annual meeting.

We still have outstanding dues for 2003/2004 & 2005 and I am working with our attorney to start the "Road & Maintenance Lien" procedure.

Thanks to all members who have already paid there 2006 dues!!!

Below is the 4th quarter Treasurer's Report...

Peoples State Bank Statement as of 12/27/2005	\$ 2,853.88
PEC charges for October - December	\$ 669.34
Water Service Repairs	\$ 3,203.00
Jim Trotter "Annual Meeting"	\$ 352.30
Jimmy Yarbrough - car tags, stamps	\$ 413.15
Association Dues Received	\$ 2,677.03
Outstanding dues from 2003/2004	\$ 3,212.76
Outstanding dues for 2005	\$ 1,413.62

Please make Checks payable to The Owners Association at Indian Creek.
Mail to: Jimmy Yarbrough, 2793 Valencia Lane, Schertz, TX 78154.

Please give me a call (210) 659-2184 or e-mail jry4275@aol.com , if you should have any questions or concerns.

WILDLIFE COMMITTEE REPORT

I am asking everyone to complete a basic survey pertaining to the wildlife committee so that we can better serve you. If you receive this by email, this survey should be attached along with this newsletter. If you are receiving this by mail, then it will be included in your envelope. Please do not confuse this with the survey required by our association biologist that will be sent directly to him.

The following information on predator control and habitat control is part of our continuing efforts to provide you with detailed information regarding the wildlife practices we are doing on the ranch.

Predator Control

Predator Management refers to practices intended to manage the population of predators to benefit the owner's targeted wildlife population. A few types of predator management and/or control are;

- Mammal predator control
- Fire ant control
- Some bird species

Mammal predator control (harvesting or trapping) may be necessary to increase the survival rate of the targeted wildlife species. Key native predator species may include: coyotes, raccoons, bobcats, mountain lions and hogs.

Fire ant control can be used to protect native wildlife species (quail for example) or their food base. Treatments should comply with all state and federal regulations.

Habitat Control/Management

Habitat control or management means actively using the land to create or promote an environment that benefits wildlife on the land. Some activities that contribute to habitat control/management are:

- Grazing management
- Prescribed burning
- Range enhancement

- Brush/Forest management
- Managing native, exotic and feral species
- Wildlife restoration

Grazing management means shifting or eliminating livestock and grazing intensity to increase food and animal cover for wildlife.

Prescribed burning is defined as the planned application of fire to improve habitat and plant density, or to increase native food and cover.

Range enhancement means to establish native plants such as grasses and forbs (weeds and wildflowers) that provide food and cover for wildlife or help control erosion. Protecting, restoring and managing native prairies also is considered range enhancement.

Brush/Forest management may involve maintaining, establishing or selectively removing or suppressing targeted woody plants/trees (like cedar) to encourage the growth of desired trees, shrubs and forbs for forage and nesting or protective cover. With brush/forest management, this practice also includes retaining snags to provide cover and nesting sites for animals and birds.

Managing native, exotic and feral species involves controlling the grazing and the browsing pressure from non-native wildlife. This is particularly true for white-tailed deer vs. axis deer. This practice is designed to prevent overuse of desired plant species and to improve the habitat and plant diversity for native animals.

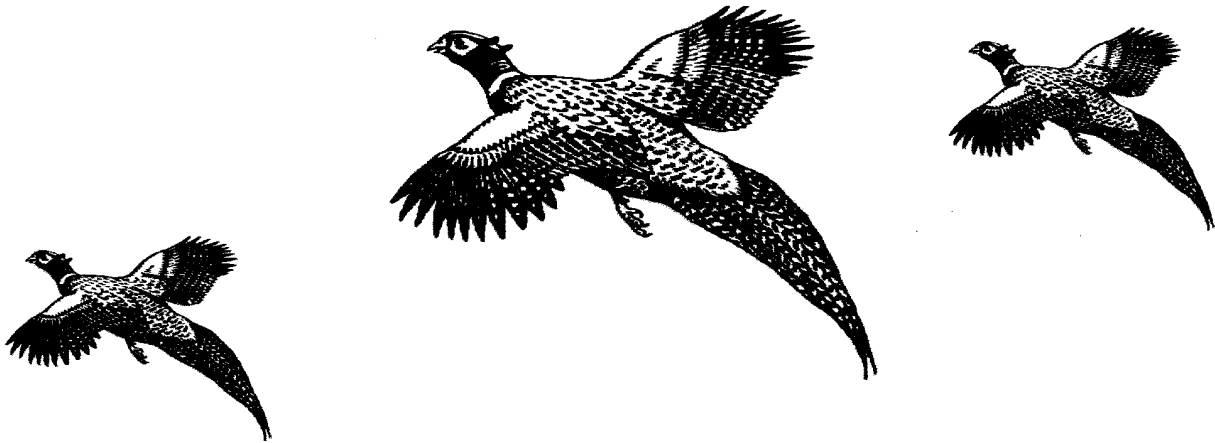
Wildlife restoration simply means restoring/improving habitat and reintroducing native species within a habitat's carrying capacity (like transplanting white-tailed deer to our ranch).

NEWS AND UPCOMING EVENTS

Issue results of Wildlife Survey.

Hold first meeting of the wildlife committee in late February or early March.

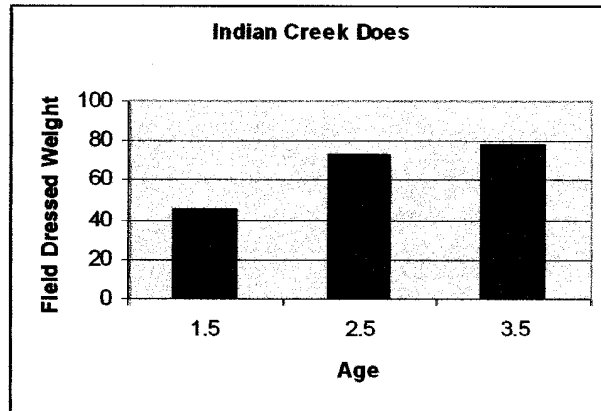
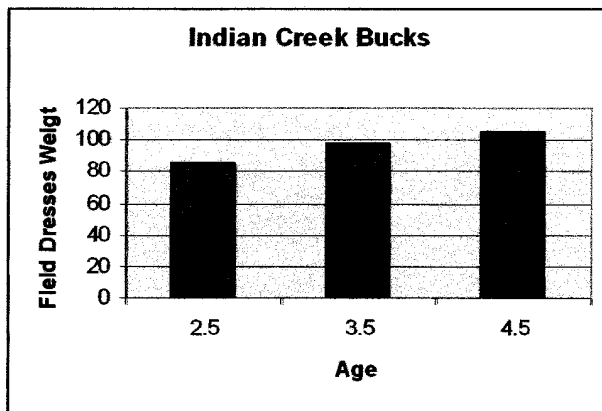
Next articles will be on Supplemental food and water.



Biologist Corner

Well folks, we had a pretty good year at the ranch despite some a serious lack of precipitation. The habitat and wildlife on the Indian Creek looked better then on 95% of the ranches I looked at in the Hill Country. Body weights of our deer were well above the average as well and all this can be attributed to keeping our deer within the carrying capacity of the land, having limited grazing by the elk, and most importantly the hard work you guys have done to putting out feed and keeping water available for our wildlife. Many of our landowners have been spotting more and more quail out on the ranch which is very encouraging. Quail have not had a strong hold in the Hill Country since the turn of the century and their presence is testament to the good job we are doing out there.

A total of 13 bucks, 7 does, and numerous hogs were recorded in the game logs this past season which is a great improvement over last year when we only recorded 5 deer total. We still need to work on getting more of them weighed and accurately aged, but I'll save that for another time. Here is some of the data:



I had a meeting with the Cotton down at the tax office several weeks ago and a couple of things have changed recently that will affect new landowners applying for tax exemption for the first time. It will now be required of new applicant to include a topographical, aerial, or other type of map of your property depicting where you plan on doing the required management activities on your property. This spring I will be providing an overall map of the ranch depicting these activities as well, but it will still be required of new landowners to provide this information. A bare minimum map that will suffice for this could even be hand drawn so long as it is easy to read and contains all of the information required.

Tax Info Survey

The **MOST** important item I have for this newsletter is the survey I am asking every one to fill out and return to me. Please not this is a different survey than the one Mike Ashby is asking you to fill out and return to him. This spring I will be compiling a comprehensive report on all of our activities out at Indian Creek to submit to the tax office. Maintaining our agricultural tax exemption is saving everyone thousands of dollars each year. We have been doing a lot of hard work out there improving habitat, upkeeping watering facilities, controlling predators, clearing cedar, renovating old ponds and damns, etc. and now is the time to show it. Please print off the last page of this newsletter, fill it out as detailed as you can and return it to me at 5222 Charolais, San Antonio, TX 78247. Along with this survey please include any pictures you can documenting any of these activities. These include pictures of hogs and other predators killed, pictures of ponds and watering facilities, food plots, people working to make food plots, and areas cleared or action shots of you clearing brush/cedar. All pictures will be used in the report. Please let me know if you have any questions filling out the survey. You can reach me at 210-288-0008.