

THE OWNER'S ASSOCIATION AT INDIAN CREEK

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EMERGENCY NUMBERS:

Fire

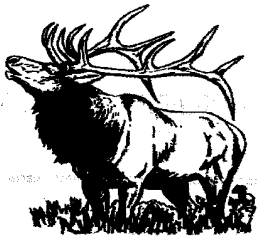
Rocksprings (830) 683-4111
Barksdale (830) 234-3473
Camp Wood (830) 597-6100

Border Patrol (830) 683-2255

EMS

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

Sheriff & Highway Patrol
830) 683-4104

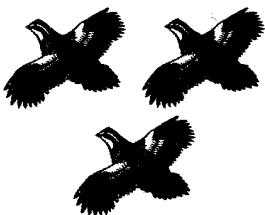


WILD FACTS

There are 320 Species of hummingbirds, and only 12 of them summer in North America.

Perigrine falcons have the largest worldwide distribution of ANY bird and are found on every continent except Antarctica.

An adult female bobcat's range may be up to 5 square miles. The males may range up to 30 square miles.



Message from the Association President:

Greetings, "Welcome" to our new Owners, and Thanks to all! Please take a moment to review your Association Newsletter, volunteer, and participate.

Activities and Progress:

"Quarterly Gathering" Successful: (March 25, 2006) Our first Association Quarterly Gathering was very successful and was attended by about 35 Neighbors. Owners Address lists, and Plats of the Ranch with names were distributed.

Excellent Progress Reported by Association Committees. A detailed report is included in the Vice Presidents Report, which follows, on our Association Wildlife Committee, and the newly formed Association Security Committee.

Election Approaching: ANY dues paid Owner may volunteer or be nominated for the Office of Secretary/Treasurer of the Owners Association at Indian Creek. Volunteers or Nominees to serve, should be communicated to your President, Jim Trotter or any member of your Board of Directors (Dan Delich, Vice President or Jimmy Yarbrough, Secretary/Treasurer.) (contact information indicated below.) Ballots for volunteers/nominees will be distributed in our August Newsletter. Owners will be provided one ballot for each tract owned. Results of the election of our new Secretary/Treasurer will be announced at our October 7th Annual Meeting.

Questions or request for details about this critical Board of Directors position should be directed to Mr. Jimmy Yarbrough (contact information indicated below.)

As specified by our Association By-Laws, the current Secretary/Treasurer will become Vice-President, and our current Vice President (Dan Delich) will become our new Association President at our Association Annual Meeting.

Important Association Dates:

1. **ASAP:** Each Owner's Wildlife Management Report for Michael Gutierrez, our Association Biologist, is due. (contact information below). Don't be left out, and run the risk of being individually audited by the Edwards County Tax

2. **Gathering #2 Announced for Saturday, 6/17/06:** The Second Owner's Association at Indian Creek "Quarterly Gathering" will be held on Saturday, June 17, 2006, at 12:00 Noon at the "Air Field." 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. Our Wildlife Committee has requested that owners report all "pasture improvement" activities (ie.. cedar removal, wildlife water installations, feeder installations... etc) Ideally, take photos to document your efforts to enhance the wildlife environment...during this "Gathering" weekend.
3. **Annual Meeting Announced for 10/7/06:** The Owner's Association at Indian Creek Annual Meeting will be held on October 7, 2002. Details will be provided in our next Newsletter. Several Owners requested an early notice for planning purposes. The Annual Meeting will be held at the same place (The Old "Headquarters" thanks to Mike and Terri Ashby) the results of our election will be announced, the 2006 Census Report will be delivered by our Association Biologist, and our County Game Warden, Mr. Cody Hatfield, will be our guest Speaker.

Association Documents Available

There are several Association Documents, which may be of interest to our Association Owners. These have been and are available to our Owners.

1. The Owners Association at Indian Creek Contact List. This listing shows Owners names, property, addresses, phone number and e-mail address. Thanks to the good efforts of Jackie Wilson the list is updated regularly, as new owners are added or information changes. (Updated lists will be passed out at our next (June 17, 2006) Association "Gathering," or they may be requested.
2. Plats with Owners Names. Thanks to Robert Barton, we have "maps" of the Indian Creek properties with the Owners names. These will be available at our next Association "Gathering," or by request.
3. Association By-Laws. When Bill Cocke, the Developer established the Association and required Association membership for each property. He established the By-Laws for the Association. The By-Laws were approved by the Board of Directors and the State of Texas when they granted our Association status as a "Non Profit Corporation." Most of the content of the By-Laws is covered in the "covenants" and "papers" received at closing on your property. A small number of Owners have expressed interest in having a personal copy of the State approved By-Laws. (There will be a small charge for copying and postage.) Copies of By-Laws should be requested from Jimmy Yarbrough (contact information below.)

- **OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:** *Access Code*
 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
 8. Security Committee Chairman – Chuck Boccock (830) 792-6429 e-mail boccock5@hotmail.com

SECRETARY/TREASURER'S REPORT

SECRETARY/TREASURER'S REPORT

Hello fellow landowners!

Hope to see you at the next quarterly meeting. The Gate signs indicating the phase will be installed by the meeting date. This will assist local authorities should a need arise.

Update:

- 2nd notices for dues have been mailed requesting payment by June30th.
- If dues are not collected by June 30th a lock **WILL** be put on the water valve to each tract and a "Road & Water Well Maintenance Lien" **WILL** 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.

We still have outstanding dues for 2003/2004 & 2005. This amount was included in the "2nd notice" invoices recently mailed. If payment arrangements have not been made by June 30th a Lien will be filed.

If you are selling your property, Please have the dues included in your closing procedures. Monies could be refunded to you and charged to the new owners. It would help the association if you could e-mail me the new owners address and contact information.

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

Peoples State Bank Statement as of 12/27/2005	\$ 2,583.88
PEC charges for January – March	\$ 969.78
Water Service Repairs	\$ 4,445.00
Jimmy Yarbrough (stamps)	\$ 31.17
Chaparral Wild life 3 rd /4 th qtr 2005	\$ 3,000.00
Association Dues Received	\$ 5,350.48
Ending Balance as of 3/29/06	\$ 9,241.66
Outstanding dues from 2003/2004	\$ 2,319.74
Outstanding dues for 2005	\$ 1,341.20
Outstanding dues for 2006	\$ 3209.14

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.

The Owners Association at Indian Creek is strong and getting stronger, planning and making progress... please join us.

With high hopes and gratitude,

Jim Trotter, President

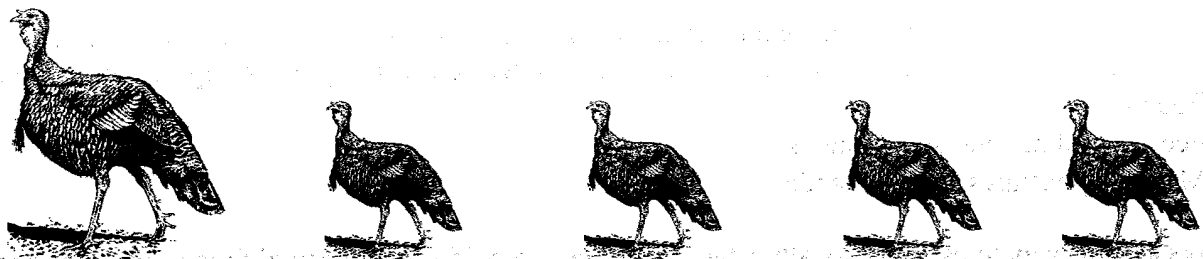
VICE PRESIDENT'S REPORT

Hello, Indian Creek Landowners! As you all have noticed, not much rain has been falling, so be careful when doing any burning.

There are some trouble spots with some roads, but most seem to be holding up well. The Association has wanted to fix some roads in Phase II, but just hasn't had the money. Don't know what to do there. Here are some updates to Security and Wildlife.

Association Security Committee established. Chuck Bocoock has agreed to become Chairman of our Association Security Committee. Chuck is associated with law enforcement in Kerrville, Texas. Please contact Chuck (contact information indicated above) if you wish to volunteer, experience a break-in, or need to report on suspicious sightings. He will be assembling a committee to emphasize/enforce our "Car Tag," "Phase Gate Locking," and "Neighbors being Good Neighbors" programs. Chuck will follow up with our local law enforcement agencies, and improve on our property protection efforts. Please lock Phase Gates if you observe that they are not secured, and record license numbers of vehicles not displaying our Association Car Tags.

Wildlife Committee Meeting/Actions/Plans. The Owners Association at Indian Creek Wildlife Committee conducted their first formal meeting on April 8, 2006. Mike Ashby, Coy Fontenot (Co-Chairmen), Terri Ashby, and Jim Trotter were in attendance, with phone communications and data from Michael Gutierrez (Association Biologist). Harvest numbers, based on our Association Record Book (box by the entry cattle guard) and other reports...there were 13 bucks and 7 does, along with lots of hogs, harvested during the 2005/2006 season. Based on these reports and the 2006 census, the "suggested harvest levels" will be established for next season. Accurate and timely reports by owners on "harvests" and game improvements are critical to our association. Supplemental food, water, clearing, food plots, etc. all contribute to our overall Association success in maintaining our valuable 1-d-1 Tax status. Please document, record, and report your efforts to the Wildlife Committee (contacts indicated above). Spring Turkey, predators, and hog harvests should be reported.



WILDLIFE COMMITTEE REPORT

ACCOMPLISHMENTS

Wildlife survey was issued. Please participate and return your comments ASAP. To date only 10 surveys have been returned.

First wildlife committee meeting was held in April. Topics included 2005 harvest, survey results, lack of participation towards our tax exempt status, activities for 2006 and what to do about elk harvest for 2006.

WILDLIFE INFORMATION

SPRING TURKEY SEASON

Please let us know how your spring turkey season went. Record harvested birds (information needed is how many harvested, weight, beard length and spur length).

SUPPLEMENTAL WATER

Natural water exists in all wildlife environments to varying degrees. Supplemental water is provided when the property owners actively provide year round water in addition to that occurring naturally. In our case, we are providing it since naturally occurring water is limited and we want to increase it's availability to wildlife. Some examples of recommended practices are:

- Managing well, trough and windmill overflow
- Spring development and/or enhancement

Managing well, trough and windmill overflow will provide supplemental water for wildlife and provide habitat for local growth of plants. We have drilled wells and piped water throughout the ranch to allow for trough installations. Guzzlers also can be used to collect rainfall and water runoff for wildlife in areas where there is limited access to well water.

Spring development and/or enhancement can be designed to protect the immediate area around a spring from damage or allow for easier access to wildlife. Ways to protect spring areas include piping the water to a low place to accumulate, providing a shallow overflow for wildlife or just taking steps to prevent degradation in and around the actual spring. Improvements can also be made by selectively removing unwanted brush and re-vegetating the area with plants beneficial to wildlife.

SUPPLEMENTAL FOOD

Most wildlife environments have some natural food. We as owners supply supplemental food by providing food or nutrition in addition to that naturally produced by the land. Some ways to provide supplemental food are:

- Food plots
- Feeders and mineral supplements
- Managing pastures and croplands

Food plots are one way to establish locally adapted forage to provide supplemental foods and cover during critical periods of the year. The size, shape, location and percentage of total land area devoted to food plots should be based on requirements of the targeted species. For white-tailed deer, this is typically 2-5% of the land area.

Feeders and mineral supplements also can help dispense additional food to selected wildlife species during critical periods. Supplemental food (especially corn) needs to be screened to remove any harmful aflatoxins to below 20 parts per billion. Bags that have been screened are typically labeled as such. Mineral supplements also may be supplied to wildlife in several ways such as protein pellets, blocks or piles of granular minerals. It should be noted that in the Edward's Plateau calcium is naturally available to wildlife but phosphorus is deficient and supplying it at a supplemental level of 1% is beneficial.

Working natural tame pastures and old fields can increase diversity, and provide supplemental food and forage and gradually help convert the land to native vegetation. This can be accomplished by overseeding with legumes (clovers, peas, vetches) or just doing some shallow tilling to encourage native forbs to grow.

OUR YEAR ROUND PROTEIN TARGET FOR SUPPLEMENTAL FEED is 16%

- Food plots usually have plants that contain 25-32% protein content
- Protein Pellets supply about 20% protein content
- Corn has only 8-10% protein content

NEWS AND UPCOMING EVENTS

We will issue results of Wildlife Survey once a few more are received. Need more responses.

Hold second meeting of the wildlife committee in early June and do work weekend June 17th

Next articles will be on Erosion Control and Providing Supplemental Shelters. Future articles will include information on food plots and proper deer aging.

Conduct a tour of ranch by members of the Edwards County Tax Appraisal Office.

Biologist Corner

We are making good progress on our tax survey results. As of today 40 people have returned their surveys. Those folks that did sure have been busy at the ranch and by the numbers we are doing more than our share to help out the wildlife and the habitat. For the year 2005 and for the 40 landowners that sent in their surveys, here are some of the totals. There were a total of 250 hogs, 2 bobcats, 1 fox, and 33 raccoons harvested. Boy I would sure say we are doing a number on those hogs. Almost \$15,000 was spent to put out over 132,000 lbs. of corn. Almost \$16,000 was spent to put out over 104,000 lbs of protein. Over \$1300 was spent on protein blocks and more than \$5200 was spent to put out an additional 20,000 lbs. of other supplements like milo and alfalfa. Over \$9400 dollars and a lot blood sweat and tears has helped to remove more than 72 acres of cedar. More than \$3700 dollars was spent building and repairing 7 ponds and other water sources to help out the wildlife. And over \$2100 was spent providing 25 acres of food plots. Also, among those forty landowners who responded, we have 83 watering facilities scattered throughout the ranch, and that number is certainly much higher. I think we are a shining example of strength in numbers. For the year 2005, I estimated that the Indian Creek Ranches community spent over \$92,000 for the purpose of improving wildlife and their habitat, not to mention the thousands of hours of sweat-equity all of you have put into your places. And to think, many of you have yet to really begin doing all of the things you have planned. I can't wait to see the numbers for 2006.

On a similar note, with my continued correspondence with the Edwards County Appraisal Office, there are a set of guidelines that they use when assessing a property. These guidelines have been updated and are now publicly available at the following web address:

http://www.tpwd.state.tx.us/landwater/land/private/agricultural_land

If you are planning any potential projects for your property, I highly recommend you consult these guidelines. The guidelines that apply to us are the appendices for the Edwards Plateau located about the middle of the page. There is some great information there about how they would prefer certain activities to be done. During our meeting this coming June 17th, I will discuss with the wildlife committee the possibility of taking excerpts from these guidelines for upcoming articles in our newsletter.

I hope all of you are well and I am looking forward to meeting with those of you who are planning on coming to the meeting.

Oops, almost forgot. I will be doing a preliminary tour of the ranch with one of the officers from the appraisal district the Friday before the meeting, so please be advised I may be driving on your property looking to show off some of the hard work you guys have put in out there. Be on the lookout for a gold Toyota truck. Please don't shoot :)

Michael Gutierrez

