

# THE OWNER'S ASSOCIATION AT INDIAN CREEK

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Published by Bill Wilson

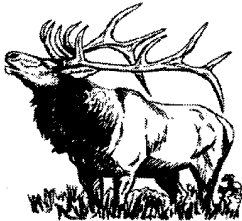
## EMERGENCY NUMBERS:

**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



Happy Hunting!

## Message from the Association President:

Greetings fellow landowners:

We had a good turnout at the Association Meeting and the meeting was very positive – we appreciate everyone's support! We did have some folks that couldn't make it because of the impacts of Hurricane Ike on their residences. We hope everyone affected is recovering ok. The extended electrical outages alone had to make things miserable for quite a while (and caused quite a loss of freezer goods for some). Anyway, we wish you the best.

We welcome both Luke Jordy (Vice President) and Robert Lenz (Treasurer) to the Board. Jackie Wilson also volunteered to do the secretarial work, and Randy Wood agreed to be the Ranch Coordinator for us (especially since he has already been doing it for the past year!). I'm confident our Association will grow even stronger with the help of these hard workers.

As most of you know, the new Bylaws passed by a unanimous vote, and I'll have them posted to our web site soon. The primary impact will be that next year you will be voting for a new President, Vice President, and Treasurer. These individuals will serve for an initial 2-year term. After the initial election, we will only hold the elections every other year unless a vacancy should arise.

Now that we have a single entrance gate to Phases 2-7, the secondary gates can remain open. While this makes things simpler and can increase security for many areas, it will only work if everyone locks the gates. One person leaving it unlocked will put us all at risk! We appreciate your help. We are looking into a solar-powered automatic gate with a keypad system, but we need to do more research before we make that commitment. If the members of a particular phase decide they want to keep their phase gate locked, that's fine – just make sure the combination is the same as our primary gate in case we need to access the area to fix water problems. Randy Wood can help you change the combination (if not already set to the new one). Also, the security of the locked secondary gates (whether people keep them open or not) will be the responsibility of the particular land owners of that phase – the Board will only be concerned with the primary entrances.

Our road work was delayed this year because of the difficulty finding a contractor that would do the work for a reasonable fee. Mike Grooms has now completed the grading work in all areas -- the only thing we couldn't get done was the major work needed in Phase I. Mike doesn't have a dump truck available until the first of the year, so we will have him begin bringing the required fill to Phase I sometime after February.

Many of you that couldn't make the meeting asked for an updated copy of the Landowner's list. If you are getting this via email, we will attach it along with the newsletter. If you are getting a hard copy, please call us if you want a copy mailed to you. Postage costs have greatly increased this year, so we don't want to mail it out unless we have to. Also, **please keep this list confidential!** This list is a valuable resource for our members to contact their neighbors – we don't want to lose the resource by having personal information become available to outsiders.

I want to thank everyone for their great support and I look forward to seeing you this year at the ranch!

Bill Wilson

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# VICE PRESIDENT'S REPORT

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Thank you for electing me your Vice-President at the annual meeting. I will do my best to work toward problems that occur in Indian Creek and to improve conditions concerning water, road, and gate issues.

- ◆ First, I am in the process of building a kiosk (message board) which I will erect at the main ranch gate. This should be in place sometime during the first few weeks of deer season. On one side of the kiosk will be a map of the entire ranch indicating Phase and Track numbers. There will be no names listed. This will assist construction crews and deliveries to individual tracts. It will also assist repair people to locate water valves, leaks, etc. to each tract. On the front side, will be the current newsletter and annual planning calendar. Items for sale from land owners may also be posted for sixty days.
- ◆ I can't emphasize enough the importance of keeping the main ranch gates locked at all times as you enter and leave the ranch. This gives all landowners the peace of mind that their property is protected.
- ◆ We are in the process of placing a cut-off valve at the road of each track. If you find that you have a cut-off in the main line that does not close properly, please contact Randy Wood.
- ◆ You may contact me at the following: (H) 281/255-9655; (C) 713/444-4799; or email [ljordy@academicplanet.com](mailto:ljordy@academicplanet.com)

For those of you who hunt, I hope that you come across that big trophy you always dreamed about. Have a safe and happy hunting season!

Luke Jordy

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# TREASURER REPORT

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Hello everyone!

This is my first report as your new treasurer. The figures in the report below are as of 31 Oct 08. Unfortunately they do not include the bill for the recent roadwork or the recent major expense of replacing the submersible pump on our primary well. These will be shown in the next newsletter when we report the final figures for the year. Our Elk drawing brought in \$1,800 this year. Thanks to all who participated!!!

I will be sending out invoices in January for the annual assessments, here is my mailing address.

Robert Lenz  
124 Comanche Circle  
Hutto, Tx 78634

**Please make all checks payable to : The Owners Association at Indian Creek**  
Please address all correspondence regarding treasurer matters to me now.

## Third Quarter Treasurer's Report for 2008...

<b>Balance brought forward from 2007:</b>	<b>\$14,532.44</b>
<b>Total Income in 2008:</b>	<b>\$34,611.02</b>
Annual Assessments	\$32,786.02
Special Assessments	\$0.00
Elk Raffle Sales	\$1,800.00
Variance Fees	\$25.00
<b>Total Expenses in 2008:</b>	<b>\$15,337.94</b>
Road Work	\$41.97
Water System Maintenance	\$8,901.80
Wildlife Biologist	\$0.00
Electric Bills	\$3,562.60
Annual Meeting	\$410.87
Grounds Maintenance	\$1,835.21
Property Taxes	\$0.00
Administrative Expenses	\$180.49
Attorney Fees	\$405.00
<b>Current Balance:</b>	<b>\$33,805.52</b>
<b>Emergency Reserve</b>	<b>\$ 14,532.44</b>
<b>Amount Available for Current Year</b>	<b>\$19,273.08</b>

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# Wildlife Committee Report

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How successful have we been?

How are we doing in achieving our goal of managing our ranches to propagate a sustaining, breeding and wintering population of whitetail deer (or other indigenous wild species) for human use, including food, medicine, or recreation?

When we signed up for a 1.d.1. tax assessment rate for agricultural land in wildlife management, that is what we said we would do. The question is, have we been successful and how do we measure success or failure? As an engineer who has for over 40 years tried to measure success or failure through quantitative means, my first approach was to look at numbers. I suspect many of you would do the same. However, I have come to conclude, as suggested by many wildlife biologists, that the numbers are often fuzzy or at best, suspect.

We know that in the late 1990's through about 2002, the Indian Creek Ranch deer population was meager. Disease, drought, and hunting had taken a significant toll in this area. I have talked with former leasees on the old ranch to learn what I could about hunting success in the '90's. It was not very good.

That is a qualitative assessment based on limited personal perceptions, but we now have some quantitative data for the subsequent time frame.

Here are the numbers that we now have to reflect on.

- In 2002, a spotlight deer census survey was performed which produced the following results: 1 adult deer/50 acres; 4 does/buck ; fawn survival of 35%.
- In 2003, a similar survey was conducted with these results: 1 deer /34 acres; 1.15 does /buck; fawn survival of 57%.
- In 2007, the next survey year for which I have data, the result were: 1 deer /8 acres; 2.2 does /buck; fawn survival of 30%.
- In 2008, the survey results were 1 deer /5.5 acres; 4.7 does / buck; fawn survival of 43%.

After unsuccessfully trying to construct numerical models to match these data, the only conclusion I can reach is a qualitative one. I can't explain the numbers, but I can conclude that we have been successful in propagating a sustaining breeding population of whitetail deer. If we are to really believe the numbers, today we have about 8 times as many deer as in 2002. Maybe a scientifically unsupportable comparison, but undeniably a positive trend.

However, there is bad with the good. With this population level, the ranch is probably above the natural carrying capacity and thus significant supplemental protein is needed in critical periods such as the first 8 months of 2008 and probably through this winter. Most wildlife biologists would probably suggest that we are at an unsustainable population level.

So what do we do now?

As mentioned in an earlier mailing, the recommended 2008 harvest of 2 does per 100 acres plus any spike in addition to 1 mature buck (at least 4.5 years old) with antlers beyond the ears per 100 acres will go a long way in bringing the equation into balance.

GOOD LUCK , CELEBRATE SUCCESS --Have a great hunting season.

Randy Wood

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# Website Update

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Remember, Indian Creek Ranch now has an official website that will be a great resource for both landowners and prospective land owners in Indian Creek Ranch.

Site address

[www.Indian-Creek-Ranch.org](http://www.Indian-Creek-Ranch.org)

What is available on the site?

Land Owner Info – By-Laws, Newsletters, Ranch Events, etc.

Game Cam Photos – This is my favorite section of the site. It's always amazing to see the diversified game that we have out at Indian Creek. Please email your best photos to me and I'll try to get them posted ASAP.

Wild Game Recipes – Please share your favorite recipes for game that can be found out at Indian Creek.

I feel that having a strong website with good information will increase the quality of Indian Creek Ranch and therefore increase the value of our property. If you have any ideas for the site or would like to write an article that would help fellow land owners, please let me know.

Regards,  
Philip Nelson

## OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:

### President

Bill Wilson, (210) 536-1871 or (210) 658-6814, e-mail: [wilsonwr@earthlink.net](mailto:wilsonwr@earthlink.net),  
161 Sage Drive, Universal City, TX 78148

### Vice President

Luke Jordy, (281) 255-9655 or (713) 444-4799, e-mail: [ljordy@academicplanet.com](mailto:ljordy@academicplanet.com),  
17607 Mueschke Road, Cypress, Texas 77433

### Secretary/Treasurer

Robert Lenz 512-657-0854, e-mail: [Robert\\_Lenz@Dell.com](mailto:Robert_Lenz@Dell.com)  
124 Comanche Circle, Hutto, Texas 78634

### Wildlife Management Committee Chairmen –

Randy Wood, (830) 683-4537, e-mail [rw09176997@yahoo.com](mailto:rw09176997@yahoo.com)

### Security Committee Chairman

Chuck Bocock, (830) 415-8040; e-mail: [Bocock5@hotmail.com](mailto:Bocock5@hotmail.com)

### Webmaster/Newsletter Editor

Philip Nelson, (210) 863-0360; e-mail: [PNelson@newtek.com](mailto:PNelson@newtek.com)

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# Indian Creek Ranch CLASSIFIEDS SECTION

FREE for members

**\$50 charge for a business or service listing – full page ad - \$100**  
Submit ads to Philip Nelson - [pnelson@newtek.com](mailto:pnelson@newtek.com)

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Have some Indian Creek Property or equipment on the ranch you want to sell or give away? Give you fellow Associations members first shot! Property, Guns, Equipment, Blinds, Feeders and more

**Your Ad Here** – Free for Indian Creek  
Land Owner Association Members

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Land Owner Association Members.