

# Indian Creek Ranch

Fire Rocksprings 830-683-4111

Fire Barksdale 830-234-3473

Fire Camp Wood 830-597-6100

EMS Rocksprings 830-683-3305

EMS Camp Wood 830-597-4200

Sheriff & Highway Patrol 830-683-4104

Border Patrol 830-683-2255

Game Warden C. Wardlow 210-416-2513

Game Warden Office 210-348-7375



Aoudad, photo by Jo Roberts  
For more info on aoudads --  
[Handbook of Texas Mammals online](#)

## Ranch Contacts

President:	Marcus Wieser	(210) 771-3330, <a href="mailto:marcussatx@satx.rr.com">marcussatx@satx.rr.com</a>
Vice President:	Randy Stephen	(713) 823-2785, <a href="mailto:randy@stephenstephenson.com">randy@stephenstephenson.com</a>
Treasurer:	Jo Roberts	(830) 834-0884, <a href="mailto:jo.roberts@pwc.com">jo.roberts@pwc.com</a>
Secretary:	Gwen Lanning	(281) 460-3620, <a href="mailto:gwenlanning@yahoo.com">gwenlanning@yahoo.com</a>
Wildlife Committee:	Gilbert Carmona	(210) 696-4265, <a href="mailto:gcarmona@satx.rr.com">gcarmona@satx.rr.com</a>
Road & Water Committee	Randy Wood	(830) 683-4537, <a href="mailto:rw09176997@yahoo.com">rw09176997@yahoo.com</a>
Webmaster:	Philip Nelson	(210) 863-0360, <a href="mailto:Philip@newtek.com">Philip@newtek.com</a>
Website:	<a href="http://www.indian-creek-ranch.org/">http://www.indian-creek-ranch.org/</a>	

Welcome to the Carnes and the Threshers!

## President's Report

By Marcus Wieser

We had a pretty good turnout at this year's Spring Gathering. Hoping to make it easier for members who had a longer drive to attend, we moved the gathering to a Sunday, instead of the usual Saturday. The idea was to have the meeting early, followed by a lunch to give landowners enough time to head home right after. The general feedback at the meeting however, was to keep the meeting on a Saturday, but maybe hold it later in the afternoon. This would give folks the chance to drive up in the morning and still make the meeting.

Usually the Spring Gathering is a social event only. However, at this Spring Gathering the board had called for an official Special Association Meeting to present the latest changes to our Bylaws followed by the election of Committee Members. The need to revise our Bylaws arose when we became aware that some of the practices outlined in our Bylaws were in conflict with the associations CCRs. The CCRs are the overriding guidelines that define the Association. The Bylaws outline how the board operates, and some of the stipulations introduced over the years were not in line with our CCRs. Several other updates were made, including allowing for the use of email notifications.

A major change was the way our committees are set up. Per the CCRs, there is meant to be only one Road and Water Well Maintenance Committee, and not two separate committees. Additionally, both the Road and Water Well Maintenance Committee and the Wildlife Committee are meant to have three elected members, with one of the committee members being the president. The other committee members are to be elected at an Association Meeting.

In the interest of keeping things flexible, the board felt that it would be practical to have a Volunteer Group, instead of introducing other separate committees. This group of volunteers would help with a variety of things: help assess the roads, help coordinate road repair, help with water system repairs, help with the wildlife census, help with the setup at meetings, remove invasive plants, etc.

The Volunteer Group will be called upon by a board or committee member. Whoever is interested and will be available at the ranch can volunteer to help. That makes the organization more flexible and gives volunteers a wider spectrum of involvement. If you would like to be in the Volunteer Group, let Gwen Lanning know and she will put you on the email list.

I want to thank David Heft for all his work over the years in the Wildlife Committee. David has invested countless hours conducting censuses and compiling harvest recommendations and wildlife reports. Thank you David!

Also, many thanks to Ronnie Itz and Kenny Wilson. They have worked very hard with Randy Wood maintaining our roads.

Thank you Gwen, for putting together our quarterly newsletter, maintaining the association website and sending out welcome packages to new landowners.

And thank you, Randy Wood for all you do for us. Randy, our Ranch Coordinator, looks after our water system and the roads, fixes gates and much more. Thank you!

Marcus Wieser

## Wildlife Report

By Gilbert Carmona

I have been a property owner at ICR since 2001. This is my first time serving as a committee member at the ranch. Let me start by saying that I am not a wildlife expert. But I have been around the outdoors since a very early age. I have had our regional TPWD biologist Ryan Schmidt out at my place to guide me and make recommendations on managing the wildlife. This has definitely been a learning process

By Bill Wilson

I will be assisting Gilbert on the Wildlife Committee. While I have no formal training in Wildlife Management, I deeply care about the quality and quantity of wildlife on the ranch. I am a very conservative hunter, and my philosophy on wildlife management tends to focus on both producing quality bucks and keeping the deer herd at a large enough number so that both hunters and non-hunters can appreciate the deer on the ranch. While I realize that too large a number can make our herd more prone to disease, I do think our ranch can hold more than the bare minimum that would survive without supplemental feed and water.

In upcoming newsletters, I plan to provide informative articles that will help in managing the wildlife on our properties. One of the first articles I want to do will deal with the type of natural foods that deer, turkey, and quail prefer. I will have picture examples of the various plants. If there is a topic you would like to see in the future, please let me know.

Gilbert and I solicit your help in making our ranch a better place for the wildlife. If you

for me. I also have relied on information from my friend David Heft who happens to be a walking encyclopedia when it pertains to wildlife.

I also believe that in order to be successful at managing the wildlife at the ranch every one of the owners needs to be in agreement and participate in the management practices.

So if you have any questions or concerns that need to be addressed I will do my best to resolve them.

would like to help out on one of the three surveys we will do this summer, please let us know. If you have wildlife management training or experience, also let us know – we would definitely appreciate your advice. Thanks!



## Security Report

By Randy Wood

In an effort to improve the visibility of the numerals on the combination locks, motion activated battery powered lights have been installed on the gate posts at the Ranch entrances. These are plastic units and should be treated with care as they are probably not battle field rated. They will only work when ambient light is low and as

motion around the locks is detected. They should help during the dusk to dawn timeframe. These are not camera units.

Please only give the contractor combination to non-owners. Do not give the Owner combination to non-owners.

## Road & Water Report

By Randy Wood

As we approach the time to do road work, we need to trim brush along the roads so the grader can reach out and recover material that has been rolled off in the past. This is a need that can be done by all of us along the road segment that abuts our individual property.

What we need to do is go along the road edge and cut the brush about 2-3 feet back from where the dirt/rock windrow pile has been deposited.

By doing this, a good deal of material in the windrow can be reclaimed and the road work can be more effectively accomplished. Last year I cut some along the main road in a couple of places and found a good deal of material for the grader to reclaim. Anything you can do will help.

There have been no significant water problems since the end of the year. If you experience a problem, call me. (830-683-4537)

## Reminders

- Please continue to submit your harvest data to our wildlife committee. You can either use the mailbox at the front of the ranch, or email Gilbert Carmona directly.
- Please don't forget to turn off your water valves before you leave.
- Please remember that the association water is for wildlife use only and not safe for domestic use.
- Please remember that the speed limit on the ranch roads is 20 MPH. Please do not speed on our roads, as driving too fast is unsafe and wears the roads out prematurely.

## Secretary's Report

By Gwen Lanning

Our website is:

<http://www.indian-creek-ranch.org/>

The new version of the by-laws have been posted there on the landowner files page.

We have created a letter for prospective buyers. It should answer the usual questions without being overly detailed. So if you are putting up your place for sale, you can let your realtor know that I can send some information to a buyer.

As Marcus mentioned, I will be maintaining a Volunteer Group email list. When someone needs help with an association task, I will send out an email blast, and if you are available to help, you can reply and I will let the project leader know. If you were at the Spring Meeting and signed up, I have your name on the list. If you weren't there, and would like to be on the list, let me know. Also tell me if you are wanting to help with Wildlife Committee, Road and Water Committee, both, or other tasks like meeting set-up. My email is [gwenlanning@yahoo.com](mailto:gwenlanning@yahoo.com).



Gray Hairstreak butterfly on Mealy Sage. Photo by Gwen Lanning

## Treasurer's Report

By Jo Roberts

Not much to report on the financials side. Almost all dues have been paid. Thank you.

On the bird nesting side, however, there has been much activity. We maintain nest boxes for our feathered friends as part of our Wildlife Management Plan. So far, this year we have or have had 19 active nests. In these nests the birds have laid 100 eggs, of which 19 have hatched and 15 chicks have

fledged. Off to a great start. The birds that like nest boxes and have been using ours are black-crested titmouse, Bewick's wren, ash-throated flycatcher, and canyon wren. We also have an eastern screech-owl nesting in one of the boxes and a Scott's oriole has attached their nest to our eave. We'll share our final success rate at the end of the season.  
(See pictures on next page.)





Above: Bewick's wren nest box.  
Below: Eastern screech owl nest  
box.  
Both pictures by Jo Roberts.



**Income and Expense Report - 2016****The Owners Association at Indian Creek***As of April 26, 2016*

	2015	1Q 2016	2Q 2016	3Q 2016	4Q 2016	2016 Total	Budget	Remaining
Balance brought forward from 2015:		\$ 49,279.71						
<b>Income in 2016<sup>1</sup></b>								
Annual Assessments	\$ 32,957.81	\$ 29,175.17	\$ 982.68	\$ -	\$ -	\$ 30,157.85	\$ 33,066.73	\$ 3,666.85
Other Income	\$ 31.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 32,988.81</b>	<b>\$ 29,175.17</b>	<b>\$ 982.68</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,157.85</b>	<b>\$ 33,066.73</b>	<b>\$ 3,666.85</b>
<b>Expenses in 2016<sup>2,3</sup></b>								
Road Work	\$ 26,614.32	\$ 340.00	\$ -	\$ -	\$ -	\$ 340.00	\$ 16,000.00	\$ 15,660.00
Water System Maintenance	\$ 1,449.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
Water System Reserve <sup>4</sup>	\$ 1,408.33	\$ -	\$ 1,058.69	\$ -	\$ -	\$ 1,058.69	\$ 20,000.00	\$ 18,941.31
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,157.26	\$ 710.16	\$ 192.33	\$ -	\$ -	\$ 902.49	\$ 3,500.00	\$ 2,597.51
Annual Meeting	\$ 375.37	\$ -	\$ 61.02	\$ -	\$ -	\$ 61.02	\$ 500.00	\$ 438.98
Grounds Maintenance	\$ 943.10	\$ -	\$ 71.41	\$ -	\$ -	\$ 71.41	\$ 1,500.00	\$ 1,428.59
Property Taxes	\$ 920.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ 900.00
Administrative Expenses	\$ 1,894.22	\$ 34.62	\$ -	\$ -	\$ -	\$ 34.62	\$ 2,000.00	\$ 1,965.38
Attorney Fees	\$ 870.00	\$ 2,400.00	\$ 580.00	\$ -	\$ -	\$ 2,980.00	\$ 400.00	\$ (2,580.00)
General Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
<b>Total Expenses</b>	<b>\$ 37,632.61</b>	<b>\$ 3,484.78</b>	<b>\$ 1,963.45</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,448.23</b>	<b>\$ 53,800.00</b>	<b>\$ 48,351.77</b>
<b>Current Balance:</b>						<b>\$ 73,989.33</b>		
<b>Emergency Reserve</b>						<b>\$ (28,000.00)</b>		
<b>Amount Still Available for Current Year (with dues received)</b>						<b>\$ 45,989.33</b>		
<b>Amount Available in Total for Current Year (with dues expected)</b>							<b>\$ 54,346.44</b>	

<sup>1</sup> Income is considered received when it is deposited in the ICR bank account.<sup>2</sup> Expenses for labor, e.g., well services or road work, are accrued in the month the work was performed.<sup>3</sup> Expenses incurred and submitted for reimbursement by Owners, e.g., plumbing supplies, annual meeting expenses, administrative expenses, are considered incurred upon acceptance of invoices/receipts by the Treasurer.<sup>4</sup> Water reserve includes replacement items for wells, i.e., bladders, pressure tanks & pressure pumps. For 2016 includes two bladders & one pressure tank as budgeted in 2015 but not incurred. No new replacements expected in 2016.

### Elkwinkle's Corner

#### **Beer Run Blues** by Bill Lanning

I hear that beer a callin', It's callin' out my name  
My thirst is nearly about to drive me totally insane  
I'm down at ICR to stay for the weekend long  
But I did not bring enough beer with me, which was just plain wrong

When I was a new owner my neighbor said, "Now listen, son,  
You'll really love it out here, you'll really have some fun,  
But bring all that you need to eat and drink when you come to play  
It's hot out here and you'll need beverages if you're gonna stay."

My neighbor also told me, "Please mind the speed limit sign,  
Driving too fast out here is a crime that is not benign.  
It's 20 miles per hour, so please watch your driving speed  
The wildlife and other owners will thank you, guaranteed."

Well, Sunday morning got here and I was out of beer  
I knew the town of Rocksprings was the closest place to here  
So I drove directly to the Lowes Family Grocery mart  
I went inside, glanced around, and grabbed a handy cart.

I knew just what I wanted, I made a beeline to the back  
That's where the beer cooler was, so I grabbed a multi-pak.  
I loaded up and headed back to find the friendly cashier  
who sadly told me she could not sell me any beer.

So, I'm leaving empty handed as the sun begins to shine  
I cannot linger here now, I just don't have the time  
As I leave I pass by Country Boys, and then drive on past Grooms  
Cause it is Sunday and they can't sell beer until the clock strikes noon.



So when you come out to Indian Creek, take it easy and relax, like this comfortable squirrel.  
Picture by Jo Roberts.



## *Miscellaneous Business*

### **CALENDAR - Upcoming Events**

**Lock combination changes will be the first Monday of the month. Emails with the new combinations will be sent out a week before the change, but combinations will not be published in the newsletter.**

If you have classifieds or photos to include in future newsletters, please email them to me at [gwenlanning@yahoo.com](mailto:gwenlanning@yahoo.com) . Next newsletter – August 15, 2016 – or thereabouts.