

Indian Creek Ranch

Emergency Contacts

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 G. Moore 210-416-2513

Game Warden Office 210-348-7375



Ranch Contacts

President:	Marcus Wieser	(210) 771-3330, marcussatx@satx.rr.com
Vice President:	Randy Stephen	(713) 823-2785, randy@stephenstephenson.com
Treasurer:	Jo Roberts	(830) 834-0884, joanna.m.roberts@us.pwc.com
Secretary:	Gwen Lanning	(281) 460-3620, gwenlanning@yahoo.com
Ranch Coordinator:	Randy Wood	(830) 683-4537, rw09176997@yahoo.com
Wildlife Committee Chair:	David Heft	(830) 683-3289, dsheft82@swtexas.net
Water Committee Chair:	Randy Wood	(830) 683-4537, rw09176997@yahoo.com
Road Committee Chairs:	Ron Itz & Ken Wilson	(281) 383-2783, cjitz1@gmail.com
Security Committee Chairs:	Randy Wood	(830) 683-4537, rw09176997@yahoo.com
	David Heft	(830) 683-3289, dsheft82@swtexas.net
Webmaster:	Philip Nelson	(210) 863-0360, PNelson@newtek.com

Welcome to New Land Owners!

Joe Sheeran, Phase VII Tract 18

Salvador Garcia, Phase VII Tract 3

Ree & Kelli Lucas, Robin & Becky Lucas, Phase II Tract 12

Steve Kim, Phase 1 Tract 1

corrected 12/11/14

President's Report

By Marcus Wieser

We had a great turnout at the annual meeting. Many thanks to everyone for bringing side dishes and desserts.

I want to welcome our newly elected Vice President, Randy Stephen.



Randy Stephen

Gwen Lanning, who was appointed by the board last year, was elected Secretary.



Gwen Lanning. (Editor's perk - choosing your own photo for the newsletter.)

After serving two terms as President and another year as Vice President, I want to personally thank Mike Hoffman for all he has done for our association. His help assisting the board in the transition process and always being available to share his wise counsel has been a tremendous asset. His experience and initiative have greatly shaped our association and helped make Indian Creek Ranch an exemplary Wildlife Management Ranch. Thank you, Mike.

Our game warden, Grant Moore, also came to the meeting. This is his second deer season, serving Edwards County. I want to thank him for his presentation, giving us updates on rule changes and hunters' education requirements. Should you ever have any questions, please feel free to contact him at (210) 416-2513.

The road committee completed the work on the main road. We still have some budgeted funds left from the 2014 road work, which will carry over to the 2015 road budget. We are planning on addressing the worst areas in each phase next year, spending about 1 day of hauling and 3 days of grading in each phase. The road committee will finalize its plans early next year. Many thanks to Ron Itz, Ken Wilson and Randy Wood.

Our water system has been holding up quite nicely. Many thanks to Randy Wood for maintaining the system.

Let's hope we will not experience any major freeze related damages this winter. Please keep in mind to let Randy or me know immediately if you observe any leaks, so they can be tended to promptly to avoid secondary damages.

David Heft, our wildlife committee chairman, gave an update on the current anthrax situation in Edwards County. The outbreak seems to be more than just circumstantial. Several deer have been confirmed dead of anthrax in the county. Please take precautions. Should you see a dead animal, please do not touch it and report it immediately to David.

David also reported on the elk survey and presented this year's harvest recommendations.



David Heft explains the harvest recommendations.

Harvest recommendations are 1 mature buck (age 4 ½ years and up) and 1 spike per 100 acres, and 5 does per 100 acres.

Please submit your harvest data to David either using the mailbox at the front of the ranch, or email David directly. Thank you, David, for all your help.

Our treasurer, Jo Roberts, gave a brief overview of our financial situation. All but one landowner have paid their dues. If we don't experience any major issues with the water system this winter, we should be able to add additional funds to help build up reserves for upcoming maintenance issues. Jo will send out the voting ballot for the proposed bylaw change restricting the subdividing of the tracts with the invoices for your annual dues. Please participate in the vote, as a 90% approval is required to pass the change.

Farther along in the newsletter are the minutes of the meeting prepared by our secretary Gwen Lanning. Gwen is also the editor of our Ranch Newsletter. If you have any items you would like to list in the classifieds section in future issues, you can submit them to her.

A couple of quick reminders:

- Please continue to submit your harvest data to David Heft, our wildlife committee chair. You can either use the mailbox at the front of the ranch, or email David directly.
- Please don't forget to turn off your water valves before you leave.
- 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.

- The main gate combination is **1845**. Please do **not** give out the main combo to anyone.
- The contractor combo will change on Friday, December 19, to **8963**.

Upcoming dates:

- The deadline for submitting your 1-D-1 annual report for your wildlife exemption is January 31, 2015.
- Mark your calendar: the spring meeting is scheduled for Saturday, May 23, 2015 (Memorial Day weekend).

I want to thank our officers, committee chairs and volunteers for all their hard work and support.

All the committee work in our association is done by volunteers and everyone's involvement and hard work is greatly appreciated. Please let us know if you want to get involved and volunteer to make our association exemplary.

Marcus



Wildlife Report

By David Heft

The first month of deer season is now past and the hunting so far seems to be good. Please remember to record your harvest in the harvest logs or maintain your own log and send to me at the end of the season. We have re-installed the logs in mailboxes before leaving the main gate and at the old gate in Phase 1. We would like everyone to accurately report their harvest even if they choose to deviate from the association's recommendations. I will send a reminder if I have not received your harvest report by February 1.

Deer harvest recommendations for this year should have been sent to everyone. Five does, 1 mature buck (4 ½ years or older) and 1 spike buck per 100 acres. Elk should be a bull with 5x5 or larger antlers, no cows. The association tries to maintain the elk herd to act as a grazer on the grass component of our habitat. Some grazing can be beneficial to other wildlife by stimulating forb production due to reduced competition from heavy grass cover. Shoot exotics and hogs aggressively. Please record the sex, weight, and age of any deer you harvest. If you harvest a turkey please record the sex. If you don't have a scale to weigh your game please consider getting one as estimates can sometimes be off considerably. This is important as weights related to age are a prime indicator for animal and population health.

Everyone should have received the survey request from the local Soil and Water Conservation District and returned it by now. Hopefully they can be another source of information and assistance in our habitat management. One of our members asked me about the types of doves mentioned in the TPWD Hunting Annual this fall. The late dove season on the ranch (Central Zone) will re-open

December 19 and run through January 7. The following information is from the TPWD web page and should be relevant with the season re-opening.

There are 2 species of native doves on the ranch which are common and are legal to hunt. The Mourning Dove is normally recognized by everyone.



Mourning Dove

It is primarily gray in color with some spotting and a long pointed tail.

White-winged Doves are larger and stockier in build than the Mourning Dove and seem to be more common on the ranch.



White-winged Dove

The most distinguishing characteristic is the white bar on the leading edge of their wings. Their tails are also noticeably rounded compared to the Mourning Dove.

White-tipped (also called white-fronted) Doves are legal to hunt but I have never seen one on the ranch. They are slightly larger but very similar in appearance to White-winged Doves and lack the white wing bars.



White-tipped Dove

This bird is usually only seen in the southern Rio Grande valley. Please remember you **cannot** legally shoot doves at corn feeders or by baiting.

There are also 2 species of native doves on the ranch which are **not legal** to hunt. The Inca Dove and Common Ground Dove are both approximately half the size of mourning doves. The Inca Dove has a scaled appearance with a long pointed tail with white edges.



Inca Dove

The Common Ground Dove has a short rounded tail and reddish wing feathers. These birds have a tendency to fly close to the ground and have been mistaken by some hunters for immature mourning doves.



Common Ground Dove

Two additional species of non-native doves may also be found on the ranch. These 2 species are not protected and may be hunted at any time without limits. If you do hunt these birds retain enough of the plumage on the birds so they can be identified by a game warden. These species are the Rock Dove more commonly known as feral pigeons and the Eurasian Collared Dove.



Rock Dove aka Pigeon

The Collared Dove has a noticeable black band on its neck which is the reason for its name.



Eurasian Collared Dove

This bird is larger than our native doves and often appears very pale in appearance. This

bird was first documented in Texas in 1995 and is now estimated to number over 3 million in the state. Both bird species occur in the town of Rocksprings. The Collared Dove at least will probably eventually be seen on the ranch if it hasn't already.

I have recently collected all the data available to reconstruct the deer population and harvest trends for the ranch back to 2002. I have not been able to find any population data for 2004. I have total numbers for 2005 but no sex or age breakdown. If any member has those numbers in their files please email them to me.

David

Water Report

By Randy Wood

The water system has felt the increased activity that comes with fall and hunting season. We have had some problems in all phases, and some folks have not had water when they wanted it. We lost power in Phase VII but fixed it when an owner called to say he had no water. Phases III, IV, V, VI, & VII were out a while due to a circuit breaker trip. Phase IV suffered due to a valve left open that drained the tanks. The circuit breaker in phase I was manually opened and the system drained due to normal use. I will try to resolve shortages when I know of them. Call or come by to let me know if you do not have water.

Also please turn your valve off when you leave and please walk all your lines to check for leaks.

We have 6 wells, about 30 miles of water line and 45000 gallons of water storage capacity and I try to balance the system so that everyone has equal service. However due to the big elevation differences on the ranch, those at the lower elevations will sometime have water when higher elevation valves are dry. We have high pressure pumps to address this elevation difference, but it takes about an hour for them to refill a mile of line that has been drained. Please do not manipulate any valves except your supply valve and do not mess with the electrical supply at the wells.

Randy

Secretary's Report

By Gwen Lanning

I have put the minutes of the annual meeting on the next page, but here are some highlights from Game Warden Grant Moore's talk, along with links to help you find more information. TPWD has made the Texas Outdoor Annual available as a **free app** – you can download it to your device and do not have to be online to check rules. (Available at Apple App Store, Google Play, Amazon)

<http://www.tpwd.texas.gov/regulations/outdoor-annual/app/>

Hunter Ed requirements – 9 – 16 year-olds do not have to have a hunter's ed certification if they are hunting with someone certified, or born before 1971. Those of that age who do have it, may hunt alone. First part of the course can be taken online. Cost varies - \$15 – 17. You can get a deferral for one year for \$10.

<http://tpwd.texas.gov/outdoor-learning/hunter-education/online-course/hunter-education-online-course>
<http://tpwd.texas.gov/outdoor-learning/hunter-education/how-to-get-your-texas-hunter-education-certification>

The topic of **trespassing** also came up. If there is a case of someone shooting on land that is not theirs, the game warden will come out, but the property has to have its boundaries marked. Here is the link to the law on proper marking and on criminal trespass:

<http://www.statutes.legis.state.tx.us/Docs/PE/htm/PE.30.htm> Section 30.05: (scroll down) Section (2) describes different ways the property can be marked or is assumed to "give notice" of No Trespassing Allowed.

Randy Wood and David Heft also pointed out that all the roads within the subdivision are private roads – the land they are on belongs to the landowners on one side, the other, or both.

Also, I would like to remind everyone that it is time to file your annual 1-D-1 open space valuation report with the county. The forms are found here:

http://tpwd.texas.gov/publications/pwdforms/media/pwd_888_w7000_wildlife_management_appraisal_report.pdf

Here is the legal summary of these laws:

http://tpwd.texas.gov/landwater/land/private/agricultural_land/legal-summary.phtml

And here are the extensive guidelines for the Edwards Plateau:

http://tpwd.texas.gov/landwater/land/private/agricultural_land/epxt2010/

If you are a new landowner, this can be confusing. If you have questions, feel free to email me (gwenlanning@yahoo.com) and I will try to point you in the right direction.



Miles Rickard helpfully cleans up at the annual meeting, starting with the banana pudding bowl.

2014 Indian Creek Ranch Landowners' Meeting Minutes, Sept. 27, 2014

Guest speaker – Grant Moore, game warden

Grant covered issues including anthrax, hunter education requirements, and resources for hunters.

State of the Ranch

Marcus Wieser discussed road maintenance, the budget, reserves for future water projects, and the ranch speed limit.

Newsletter

Gwen Lanning reminded landowners that their pictures, business cards, etc. are welcome in the newsletter.

Water

Randy Wood reminded everyone to turn off their water valves when they leave the property. In Phase IV the whole water system was drained four times this year due to one valve being left open. The booster pumps can only do 5 – 7 gallons a minute – it is very easy to drain the whole system.

Ranch Coordinator

Randy Wood reminded everyone to not give out combos to non-family members. There are liability issues if you give out a combo and someone does something on someone else's property. Employees from the appraisal district said they had visited every tract on the ranch. Randy stated that they have authority to do appraisal from public access areas, but all our roads are private.

Wildlife Management

David Heft spoke about the current anthrax situation with 3 deer confirmed dead of anthrax in the county on Sept. 28, and reminded everyone to take precautions.

Harvest recommendations are 1 mature buck (age 4 ½ years and up) and 1 spike per 100 acres, and 5 does per 100 acres.

Treasurer

Jo Roberts gave a brief overview of our financial situation. We had expenses for Sylvestre Sorolla's 5 – year wildlife management plan, and for consulting lawyers about the tax office visiting people's property without their permission.

If landowner dues have not been paid by July 1st, water valves will be locked on the property in question.

Elections

Randy Stephen was elected Vice-president and Gwen Lanning was elected Secretary.

There was a discussion about Article 5.05 in the Deed Restrictions, which concerns the issue of tract size. A vote will be conducted in March when dues statements are sent out.



Indian Creek Landowners enjoying the potluck at the Annual Meeting.

Treasurer's Report

By Jo Roberts

Overall, we remain well within our budget for 2014, having spent only about half of allocated funds. Key areas where we were below budget are in the Water System Maintenance, Annual Meeting, Grounds Maintenance and our Reserve. This will allow us to increase our reserve for water system repairs as we expect much of the expensive equipment (pumps, bladders) are nearing end of life and many may need to be replaced over the next few years. In the 2015 budget, we will begin capturing this in a separate reserve category which will roll over, year to year until spent.

Invoices will be sent by the end of December. As in prior years, dues are to be paid by March 7. In order to streamline the process, I will be implementing the collection schedule discussed during our annual meeting for dues not paid by March 7. These steps / dates are as follows:

- (1) I will follow up by phone with owners who have not paid their dues by March 31 during the first 2 weeks in April
- (2) I will perform a second phone reminder during the first 2 weeks in May for dues still outstanding
- (3) Any landowners who have not paid their dues by May 31 will be sent a certified letter at the beginning of June stating that "If payment is not received by June 30, 2014:

- The association will be forced to place a lockbox on your association water valve. A \$300 fee will be assessed and will need to be paid before the lockbox is removed.
- The association will be forced to place a lien on your property. The appropriate association dues and legal fees will need to be paid prior to removal of the lien."

(4) Locks and liens will be placed by July 15.

Finally, along with the invoices I will be sending landowners one ballot per tract to vote on changing the bylaw related to dividing tracts into parcels of less than 100 acres. Please sign the ballots and send them back to me with your dues. The ballot will state:

Bylaw 5.05 currently states: Until January 1, 2020, no tract may be divided which will result in a tract being less than 100 acres.

The Board would like to change this bylaw to read: No tract may be divided which will result in a tract being less than 100 acres.

The Association needs the owners of all 93 tracts to vote with a minimum of 84 votes cast in favor of making the change in verbiage for the bylaw change to take effect. Voting is one vote per tract. If there are multiple owners, you will need to agree amongst yourselves how to vote.

Hope everyone has an enjoyable break over the holiday period.

Regards,
Jo



Income and Expense Report - 2014
The Owners Association at Indian Creek
As of December 8, 2014

	2013	1Q 2014	2Q 2014	3Q 2014	4Q 2014	2014 Total	Budget	Remaining
Balance brought forward from 2013:		\$ 45,411.94						
Income in 2014¹								
Annual Assessments	\$ 32,342.59	\$ 23,579.16	\$ 7,582.53	\$ 1,453.00	\$ -	\$ 32,614.69	\$ 32,653.17	\$ 322.48
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 32,342.59	\$ 23,579.16	\$ 7,582.53	\$ 1,453.00	\$ -	\$ 32,614.69	\$ 32,653.17	\$ 322.48
Expenses in 2014^{2,3}								
Road Work	\$ -	\$ -	\$ 6,875.00	\$ 4,500.00	\$ -	\$ 11,375.00	\$ 15,000.00	\$ 3,625.00
Water System Maintenance	\$ 39,204.06	\$ 3,977.46	\$ -	\$ 1,743.66	\$ -	\$ 5,721.12	\$ 20,000.00	\$ 14,278.88
Wildlife Biologist	\$ -	\$ 585.00	\$ -	\$ -	\$ -	\$ 585.00	\$ 500.00	\$ (85.00)
Electric Bills	\$ 2,671.53	\$ 1,121.23	\$ 883.86	\$ 967.74	\$ 250.00	\$ 3,222.83	\$ 3,000.00	\$ (222.83)
Annual Meeting	\$ 167.52	\$ -	\$ -	\$ 52.83	\$ -	\$ 52.83	\$ 1,000.00	\$ 947.17
Grounds Maintenance	\$ 116.65	\$ -	\$ 243.75	\$ 151.18	\$ -	\$ 394.93	\$ 1,500.00	\$ 1,105.07
Property Taxes	\$ 472.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ 900.00
Administrative Expenses	\$ 1,688.26	\$ -	\$ 100.00	\$ 36.02	\$ 1,753.00	\$ 1,889.02	\$ 400.00	\$ (1,489.02)
Attorney Fees	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ (500.00)
Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,372.52	\$ 5,372.52
Total Expenses	\$ 44,320.68	\$ 5,683.69	\$ 8,102.61	\$ 7,951.43	\$ 2,003.00	\$ 23,740.73	\$ 47,672.52	\$ 23,931.79
Current Balance:								\$ 54,285.90
Emergency Reserve								\$ (28,000.00)
Amount Available for Current Year								\$ 58,939.07

¹ Income is considered received when it is deposited in the ICR bank account.
² Expenses for labor, e.g., well services or road work, are accrued in the month the work was performed.
³ 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.

Miscellaneous Business

CALENDAR - Upcoming Events

1-D-1 reports due to the county tax office, January 31, 2015

Spring Meeting – Saturday, May 23, 2015 at the airstrip

If you have classifieds or photos to include in future newsletters, please email them to me at gwenlanning@yahoo.com . Next newsletters – Feb. 15, May 15, Aug. 15, Nov. 15 – or

CLASSIFIEDS:

For Sale - 210 acres in Phase VII (tracts 12 & 16). 30' travel trailer (sleeps 4/5), bunk house (sleeps 3/4), electricity, 4 cedar deer blinds, 4 - 200 gallon water troughs with water lines to each, 3 - 500 gallon water holding tanks. Currently under 1-D-1 and wildlife exempt with appraisal district. Reason for selling is we bought acreage closer to where we live. Asking price is \$1,750/acre. If interested, call Bruce at 713-385-7141 or email bnovis@hotmail.com.

Fill your feeders once a month for \$80.00 plus feed

Corn – 50# bags for \$7.50 each

Protein – 50# bag 20% crude for \$10.50 each

Contact Kevin Stephen (713) 203-1075

ICR Website address: <http://www.Indian-Creek-Ranch.org>

