

# INDIAN CREEK RANCH

***Please note that ICR now has a dedicated email account:  
[indiancreekr@gmail.com](mailto:indiancreekr@gmail.com).***

***Please add it to your address book.***

## PRESIDENT'S REPORT



I gotta tell you folks I am start'n to feel a bit snake bit. Seems like every time we complete road work, it's like putting up a lightning rod to attract bad weather. I am sure most of you have heard that on June 4th Mother Nature threw another storm at us dumping 5" of rain in roughly 4 hours. That storm was followed up by a storm on the 9th that dumped another 2". The county road also took a hit and has its rough spots. The full extent of damage to our roads is not known at this time as some spots are still under water. Reports from Jerry Allen and Ronnie Itz indicate that at least most of the low water crossings are rough to very rough. Grooms has been contacted but it may be a few weeks before he can work us in.

On a positive note the water system is holding up just fine. We have had issues in Phase 7 but for the most part it's been valves and we also think the breaker is weak and needs to be replaced. All other phases seem to be up and running properly (yep, I just jinxed it). As we enter the hot summer months it is important that everyone keep a close eye on the water system. There is only so much water to go around and when the association tanks are empty it will take days of no draw to refill. Make sure when you are filling your tanks you think about your neighbors and make sure they have water to use when they arrive. If Association tanks are low you may not be able to fill your tanks completely. Rainwater harvesting would be a good alternative to ensure you have water to use if you arrive at the ranch and there is a problem with the Association water system and you don't have water. As most of you know, when Randy Wood was in charge of the water system, if repairs were needed he took care of them during the week. When the rest of us showed up on the weekend there would be water to use. That all changed when Randy moved. We only find out we have a problem when we show up for the weekend. If it's not a valve or a breaker the chance of getting it fixed while you are out there is slim.

I have one last item for my report, but it's the most important item we have right now. My term as President comes to an end at the Annual meeting in September - that is only 90 days from now.

***It is time for YOU to elect a new President. For that to happen we need folks to step up and volunteer to take over as President. This is Your Association; be a part of it, make it better.***

If you are willing to be that volunteer send a note to Jo Roberts ([indiancreekr@gmail.com](mailto:indiancreekr@gmail.com)) so she can get you on the ballot. Without a President the association may find it difficult to operate properly or respond to the needs of the membership. I promise to be there to help the next president and be a volunteer on the road/water committee.

Have a Safe Summer stay hydrated, work smart, share the water.

Randy Stephen

#### **VICE-PRESIDENT'S REPORT**



I returned from the Ranch on June 5. The spring color, grass and forbs are in abundance. I also experienced rain in abundance. Early Tuesday morning, June 4, we received over five and half inches. The result was a flash flood equal to, or greater than, the storm we had a couple of years ago. This storm seemed to come out of nowhere. There was at least 26 feet of water flowing down the arroyo near the Phase III well (near the 3 black water tanks). We drove the back way to the Indian Creek crossing near the airport. That crossing was impassable as well. The Ranch was isolated for all of Tuesday but fortunately by Wednesday morning the water had receded, and I was able to drive out. Unfortunately, the low water crossings were left in bad condition.

For those of you who have not seen the sudden volume of water that creates very dangerous conditions, I have included a few photographs describing the location (see special section in this newsletter). Any of our low water crossings can be dangerous if you cannot see the bottom.

Jerry Allen

#### **WILDLIFE COMMITTEE REPORT**

Greetings. As this is the season with the least Wildlife committee work, I don't have a lot to input. As I noted in the power point presentation I provided for the spring meeting, my son and I will be conducting two deer spotlight surveys over the 4th of July holiday, so please expect that there will be a vehicle with multiple spotlights wandering around after dark. I will coordinate this with the Edwards County game warden to ensure we have no unexpected encounters. I know a lot of owners will be about on that holiday weekend so we will try to be as unobtrusive as possible.

I have heard several reports, and have had a couple of personal encounters, which indicate a growing hog population issue. I expect folks don't need my encouragement to keep killing feral hogs, but you have it nonetheless.

In a previous life my job caused me to occasionally deal with issues associated with Bovine Spongiform Encephalopathy, more commonly known as Mad Cow Disease (MCD); and its similar, but rare, related human version, Creutzfeldt-Jakob disease. These are bad diseases which are very difficult to eradicate once they occur. They are due to an infection by a misfolded protein, known as a prion. Prions are very difficult to eliminate. As I discovered in my previous life even surgical instruments autoclaved after use on a patient with the disease cannot be considered disinfected. Chronic Wasting Disease (CWD) is similar to Mad Cow Disease. The Texas Parks and Wildlife folks have an extensive plan for containment of CWD, but it depends on cooperation by people like us. We are not yet in one of the three state regions that require mandatory testing of harvested animals, but one of the regions is fairly close. Voluntary testing of harvested animals is recommended. The sites available for testing are listed on the TPW CWD website. I recommend that we all familiarize ourselves with the TPW website, and the symptoms of animals with the disease. If you have even the slightest suspicion that an animal is exhibiting the symptoms of CWD, I strongly recommend testing. Below is an excerpt from the TPW website to introduce the subject.



### ***CWD in Texas***

The first case of CWD in Texas was discovered in 2012 in free-ranging mule deer in the Hueco Mountains of far West Texas. The disease has since been detected in free-ranging mule deer, white-tailed deer, and elk in Dallam and Hartley counties, located in the northwest Panhandle.

The first case of CWD in Texas white-tailed deer was found in a Medina County deer-breeding facility in 2015 as a result of routine disease monitoring. Increased testing requirements resulted in the detection of CWD in 4 additional deer breeding facilities and two release sites adjacent to the CWD-positive deer breeding facilities. CWD was also detected in a free-ranging white-tailed deer in Medina County in 2017 — for details and chronology of CWD detections in Texas, see [CWD Positives in Texas](#) webpage.

With the discovery of CWD in a captive deer breeding facility in south-central Texas, the Texas Parks and Wildlife (TPW) Commission adopted comprehensive processes that involved substantial stakeholder input, these rules address CWD management associated with permitting programs that authorize intensive deer management activities — for more information, read the [Comprehensive CWD Management Rules PDF](#).

Additional rules regarding CWD monitoring zones and carcass movement restrictions were adopted by the TPW Commission on August 25, 2016. As new cases of CWD were discovered in additional captive deer breeding facilities as well as free-ranging deer and elk in 2016/2017, the TPW Commission adopted modifications to the rules pertaining to live-deer movements into, within, and out of CWD Containment Zones and Surveillance Zones. Both sets of rules are intended to reduce the chances of spreading CWD and increasing the chances of detecting and containing CWD in areas where it might be present.

Best regards, Bill Thresher



## RAINWATER COLLECTION



Here are some pictures of my completed water collection system. I'm also going to be building a second one next to my cabin towards the end of the month if you want to come by and inspect my work.

The frame is 15' x 15' 4"x2" purlin (half a 30' stick). The center collection is 18' 6"x2" purlin. The roof is just standard 8' roof panels. The pipe is 4" Sched 40 PVC. This forms a 16' by 16' collection system. The formula for rain collection is Square Feet times 0.623 equals gallons per inch of water. Therefore I get  $256 \times .623 = 159.5$  gallons per inch of rain fall. The first one has never run dry!

I prefer galvanized pipe for the risers instead of steel pipe because you can drive a Tek screw into it.

The tank is a standard 550 gallon.

Miles Rickard



## SECURITY AND WATER REPORT

***Please leave the locks and chain the way you find them at both gates. If you find any problems or have concerns about the locks, chain or gate please contact a member of the Board or communications coordinator immediately.***

### **TREASURER'S / SECRETARY'S REPORT**

The floods in June will consume a good part of our remaining road budget for this year. If we see additional extreme rainfall during the year, we may need to dip into our reserve. Fortunately, the water system has not required investment so far this year. Let's hope that continues.

As many of you know, we manage our tract for songbirds. The picture in the Vice President's report is of a black-crested titmouse collecting fur from an opossum. This happened regularly this spring and not once did the opossum seem to object. Every year has different challenges and surprises. This year, it seems like snakes are in abundance and at least 5 of my nests were predated by them. This fellow was caught digesting the evidence.



### ***Does anyone know what type of snake this is?***

I will be adding snake guards next year and will share a picture once I have installed a sample.



On a more positive note, 23 of the nesting attempts resulted in chicks fledging, with a few more still to come. The rarest occupant of one of our boxes was a common poor will, which normally nest on the ground. Not sure if it is an immature, confused female or a mature one, who has learned the perils of nesting on the ground. These are her chicks, only a few days old.

Jo Roberts

**Income and Expense Report - 2019**  
**The Owners Association at Indian Creek**  
*As of June 15, 2019*

	2018	1Q 2018	2Q 2018	3Q 2018	4Q 2018	2018 Total	Budget	Remaining
Balance brought forward from 2018:		\$ 60,181.70						
<b>Income in 2019<sup>1</sup></b>								
Annual Assessments	\$ 31,706.17	\$ 22,393.19	\$ 10,259.24	\$ -	\$ -	\$ 32,652.43	\$ 32,769.38	\$ 663.48
Other Income	\$ 924.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 32,631.02</b>	<b>\$ 22,393.19</b>	<b>\$ 10,259.24</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,652.43</b>	<b>\$ 32,769.38</b>	<b>\$ 663.48</b>
<b>Expenses in 2018<sup>2,3</sup></b>								
Road Work	\$ 10,315.00	\$ -	\$ 30,330.50	\$ -	\$ -	\$ 30,330.50	\$ 35,000.00	\$ 4,669.50
Water System Maintenance	\$ 2,771.49	\$ -	\$ 846.00	\$ -	\$ -	\$ 846.00	\$ 4,000.00	\$ 3,154.00
Water System Reserve <sup>4</sup>	\$ 7,567.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 600.00
Electric Bills	\$ 3,747.48	\$ 839.57	\$ 721.39	\$ -	\$ -	\$ 1,560.96	\$ 3,600.00	\$ 2,039.04
Annual Meeting	\$ 602.06	\$ -	\$ 1,309.82	\$ -	\$ -	\$ 1,309.82	\$ 500.00	\$ (809.82)
Grounds Maintenance	\$ 441.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200.00	\$ 2,200.00
Property Taxes	\$ 817.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00
Administrative Expenses	\$ 1,588.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
Attorney Fees	\$ 234.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00
Hangar/Tractor	\$ 2,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
<b>Total Expenses</b>	<b>\$ 30,835.17</b>	<b>\$ 839.57</b>	<b>\$ 33,207.71</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,047.28</b>	<b>\$ 56,100.00</b>	<b>\$ 22,052.72</b>
<b>Current Balance:</b>						<b>\$ 58,786.85</b>		
<b>Emergency Reserve</b>						<b>\$ (28,000.00)</b>		
<b>Amount Still Available for Current Year (with dues received)</b>						<b>\$ 30,786.85</b>		
<b>Amount Available <u>in Total</u> for Current Year (with dues expected)</b>							<b>\$ 64,951.08</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.

**IMAGES FROM THE FLOOD OF JUNE 2019**

Two videos, taken by Jerry Allen have been posted to the Indian Creek website and can be viewed at these links:

[Indian Creek near airport](#)

[Indian Creek near Phase III](#)





Arroyo near Phase III Well and three black tanks. Both ends of the road can be seen.  
Picture by Jerry Allen



Indian Creek flowing towards the Airport  
Picture by Jerry Allen



Indian Creek crossing near the Airport  
Picture by Jerry Allen



Road into Phase III near the Phase III Well. Two Arroyos join Indian Creek at this location.  
Picture by Jerry Allen





County road just before the Main Gate  
Picture by Jerry Allen



Our road just after the main gate  
Picture by Jerry Allen



Cutting pen draw – Taken by James Iness

## ADVERTISEMENTS

None

## KEY ICR CONTACTS

Position	Name	Phone	Email
President	Randy Stephen	713-823-2785	<a href="mailto:randy@stephenstephenson.com">randy@stephenstephenson.com</a>
Vice President	Jerry Allen	979-836-1071	<a href="mailto:jsallens2000@gmail.com">jsallens2000@gmail.com</a>
Treasurer / Secretary	Jo Roberts	830-834-0884	<a href="mailto:jo.roberts@pwc.com">jo.roberts@pwc.com</a>
Road Representative	Ronny Itz	281-380-4693	<a href="mailto:cjitz1@gmail.com">cjitz1@gmail.com</a>
Water Representative	President or		
Gate Security Contact	Vice President		
Communications Coordinator	Gwen Lanning	281-460-3620	<a href="mailto:textileranger@gmail.com">textileranger@gmail.com</a>
Newsletter Editor	Jo Roberts	830-834-0884	<a href="mailto:jo.roberts@pwc.com">jo.roberts@pwc.com</a>
Wildlife Committee	Bill Thresher	210-883-5215	<a href="mailto:threshb@sbcglobal.net">threshb@sbcglobal.net</a>
Webmaster	Philip Nelson	210-863-0360	<a href="mailto:philip@newtek.com">philip@newtek.com</a>

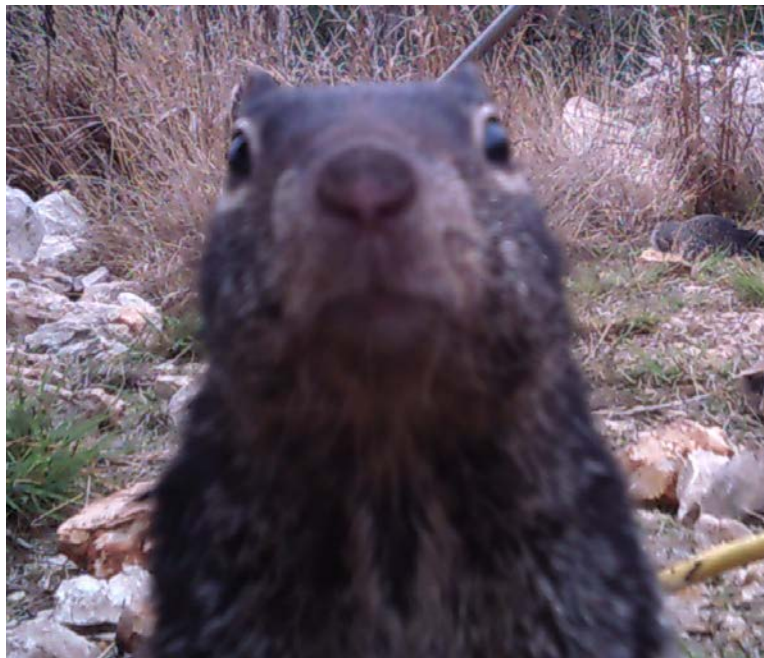


**EMERGENCY CONTACTS**

Type	Location	Phone
Fire Department	Rocksprings	830-683-4111
	Barksdale	830-234-3473
	Camp Wood	830-597-6100
EMS	Rocksprings	830-683-3305
	Camp Wood	830-597-4200
Sheriff and Highway Patrol	Rocksprings	830-683-4104

**USEFUL CONTACTS**

Company	Name	Phone	Email
911 Regional Planning	Troy McGonagill	830-306-4025	<a href="mailto:troy.mcgonagill@mrgdc.org">troy.mcgonagill@mrgdc.org</a>
Southwest Texas Telephone		830-683-2111	
TPWD Regional Fire Specialist Prescribed Burn	Wesley Evans	512-265-4158	<a href="mailto:wesley.evans@tpwd.texas.gov">wesley.evans@tpwd.texas.gov</a>



***The end.***