

INDIAN CREEK RANCH

Please note that ICR now has a dedicated email account

indiancreekr@gmail.com

Please add this to your address book.

THANK YOU TO VOLUNTEERS



We would like to acknowledge and thank Ben Boutwell, Shawn Settles, Tristen Settles, and Ronny Itz for volunteering and fixing some of our leaks on Sunday, October 27.

The repairs went as perfectly as one could ask. The 3 leaks were all near the hangar and took only 1.5 hours to repair. Shawn Settles filmed the work and she created an instructional video which may be viewed [here](#). Her son Tristen and Ben Boutwell did the bulk of the work under the watchful eye of Ronny Itz. This restored water to landowners in Phases II, III, and VI.

Please volunteer!

We do need more volunteers as there are always more projects waiting to be completed. At the time of this writing, there are two. We will send out a request once the repair is scheduled.

OUTGOING PRESIDENT'S REPORT



If you missed the Annual Meeting you missed a good one. We had a great turnout, good food, and great conversation. ***And if you have not heard yet you have a new President.*** Miles Rickard volunteered to take on the job and was elected in a historic landslide. Miles would only take the position if his daughter Sarah Schneider were allowed to stand-in as president during the times he is unavailable due to travel. With no objections from the attending membership we had our team. From the conversations I have had with Miles and Sarah I can tell you without a doubt we are in good hands going forward.

While everyone was thanking me for the job I did as President I totally forgot to thank those who helped so much. Behind every good man is a better woman and that would be my wife Diane.

For the past 5 years she has kept me on point,

helped with setting up the hangar for the meetings, mowing and trimming up around the hangar, did the shopping for the meetings and even helped me fuse a pipe joint for the water system when I needed an extra pair of hands.

Jo Roberts, she is the Association! What can I say about what she does for the Association? First of all she handles the money for the Association, creates a budget that we live by, and has done a masterful job of making sure we don't run out of money to spend on emergency repairs when needed. All of this has been done with Association dues that have not changed since 2006. Name me one item that has stayed the same price since 2006. On top of being our Treasurer she has taken on the duties of Secretary, and Newsletter Publisher and much more.

Jerry Allen our VP has been a huge help during his 3 years as VP. If you like the hamburgers and hot dogs at the meeting you can thank Jerry and his crew. He is usually the first to arrive at the meeting to get the cooking started and the last to eat. Just about every trip out Jerry has devoted a day to working with Aaron on the water system. Jerry has also handled numerous small projects for the Association that has made him a great asset to the members.

Gwen Lanning has been the Voice of the Association since before I became VP. Without Gwen there would not be a line of communication between the board and members. She has spent countless hours making sure the messages got to the right person for action to be taken. Gwen is the one person that knows everything going on out at the Ranch and as members we get real-time updates on the roads, water system and weather. Gwen has been an invaluable member of the team.

Aaron Roberts and Ronny Itz have been our Gladiators when it comes to the water system and roads. If we paid them by the hours spent they would both be wealthy men. Mother Nature and an aging water system has kept both very busy the last couple of years. If you have had water and could drive to your place without a 4x4 high clearance truck you have those two to thank.

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I would also like to thank all of you who answered the calls for volunteers during my time as President. Without your help ICR would not be what it is today.

Thanks everyone; you made my job much easier!!

See You at the Ranch

Randy Stephen

INCOMING PRESIDENT'S REPORT

Hello fellow ICR land owners, my name is Miles Rickard and I am your new Board President for the next two years. I have owned Phase VI, Track 16 for the last 15 years and have thoroughly enjoyed my time at the ranch and all of the friends that I have made over the years.

When initially recruited for the position by Randy I was reluctant to accept due to my extensive travel schedule. However, at the meeting when it was clear that Randy was going to lock the doors and we were going to have to stay until someone volunteered, my daughter Sarah said, "Come on dad, I'll help".

So here we are. I have a lot to learn in a short time, but all of the existing team of great people have assured me that they will continue to help. I'm still trying to get my head around what I have done. I just ask that you have patience and work with me to continue to make Indian Creek Ranch the fantastic place that I love so much.

We are coming up on hunting season and I ask that you be aware of your neighbors and be careful. Know not only where your weapon is pointing but where the bullet is going to land. It is dangerous and illegal to fire across your property line.

I promise to work hard for you, and I will see what kind of ideas for improving the ranch I can come up with between now and the next newsletter.

Until then,

Miles Rickard

miles@MilesAwayRanch.com



VICE-PRESIDENT'S REPORT



Congratulations to our new Co-presidents Miles and Sara.

We had a successful annual meeting on September 28, 2019. I thank the outgoing president, Randy Stephen, for the guidance and many hours he provided during a difficult transition period in the ranch history. After the former president resigned, Randy took over the reins of the Board. During this period, we were dealing with the loss of Randy Wood who had been our full-time volunteer dealing with water and road issues.

With Randy Wood no longer available, Randy Stephen, our new president at that time, devoted many hours to overseeing the maintenance and repairs on the ranch, as well as communicating with the members when they experienced problems. We have no paid staff, so any work is either accomplished by volunteers or contractors. Our annual fees primarily go to maintaining our

wells and roads through local contractors. There are many other tasks volunteers deal with, such as changing lock combinations, repairing water line leaks, coordinating with well repair or road contractors, replacing signage, and a myriad of other tasks.

We thank Jo Roberts for continuing as our Finance Officer, as well as acting as our secretary for Board meetings. She and her husband Aaron do an amazing amount of work behind the scene, and we are very thankful for all the hours they put into our ranch.

Thanks to Sarah Schneider for coordinating with Hunters for the Hungry and therefore providing landowners with a way to meet our harvest goals.

Have a safe and enjoyable hunting season.

Jerry Allen

WILDLIFE COMMITTEE REPORT

By now you have received your adjusted Whitetail Population Estimate and Harvest Recommendation documents. Sorry for the spreadsheet logic error on the first version. For those who did not attend the fall meeting, let me reiterate a couple of things. The ICR whitetail deer population is currently estimated to be about 4 times the desired population that was recommended in the 2014 ICR Wildlife Plan. The growth in the herd from 2018 to 2019 was estimated to be about 27 percent and builds on growth of 14 percent and 30 percent for the two previous years. The doe to buck ratio is also out of whack with the recommended ratios. We

need to harvest fairly aggressively (particularly does) this year to begin to move the herd population closer to the desired population numbers. When the herd is too large it can affect the quality of the animals and contribute to the spread of disease.



Regarding the spread of disease, according to the Texas Animal Health Commission there has been a spike in the number of Anthrax cases this year. Heading into the deer season there have been no confirmed cases in Edwards County that I can find, but through July there have been ten cases spread across Crockett, Kenney, Sutton, and Uvalde counties. The state epidemiologist notes that is the most cases in over a decade. The case are not all deer, but deer cases have been confirmed.

The Axis herd also grew at near the same rate as the whitetail herd which compounds the potential problems.

In case you missed it, starting September 1, Texas hunters no longer need a license to hunt feral hogs on private property -- and in many cases they won't need to carry their paper hunting

licenses with them on other hunts. Feral hogs are becoming such a problem that it's no longer necessary to obtain a license to shoot/kill them on private property. A hunting license is still required on public land and, although ***the CCRs prohibit us from*** doing this in ICR, ***allowing others to hunt on your private property for financial consideration*** requires a hunting lease license. The law "exempts any person (resident or nonresident), with landowner consent, from a hunting license requirement to hunt feral hogs. It is still illegal to hunt without a license if hunting without consent. Also going into effect September 1, hunters no longer need to carry their original paper hunting and fishing licenses -- in most cases. HB 547 allows licensees to use a photograph of their physical license to serve as verification of a valid license while hunting any game that doesn't need a tag, like dove. You still have to have your physical license when hunting or fishing for game that requires a tag.

Finally, please help me put together an accurate harvest report at the end of January. I will photocopy the filled out forms in the mailboxes next to our gates, at the end of the season. I will also send out a request for email reports of game taken after the date I gather the mailbox data, or from folks who chose not to use the mailboxes to record their harvest. Either way is fine. It also helps if folks who do not hunt, or did not harvest game, give me a zero count email so I can check them off of my list. Best regards, be safe and good hunting.

Best regards, Bill Thresher

HUNTERS FOR THE HUNGRY

We have 2 weekends scheduled for Hunters for the Hungry to bring a cooler for the Association to donate venison. The weekends will be:

Nov 22nd thru Nov 24th

Dec 13th thru Dec 15th

Deer that have been field dressed (gutted) and properly tagged can be left in the cooler that will be placed on Jordy's property, just inside the main gate. Thanks to Jordy for allowing us to use his property for this.

Please be considerate and treat the area around the cooler as if it was your place and leave nothing but footprints behind.

The San Antonio Food Bank will handle delivering the cooler on the Thursday before the weekend and picking it up on the following Monday.

ROAD, WATER & SECURITY REPORT

Let's start with the roads. If you have made a trip to the ranch lately, I think you will agree that the County road and our roads are the best they have been in a while. There are still some sections of our roads that need some work but that will have to wait for our next budget cycle. The Association spent over \$35,000 this past year to get the roads to where they are now. Most of that money was used to repair roads that were washed out by 2 major flood events this year. Hopefully Mother Nature will give us a break and allow us to spend money on improvements instead of repairs.



Our water system continues to be an ongoing problem. The two major contributing factors as I see them are supply vs demand and an aging system. We have plans to expand storage (add two 3,000 gallon tanks) at the Phase 1 well and try to bring back to life the other well located in Phase 2 that also supplies water to Phase 1 but we do not have the funds to go through with the plans at this time. The well in the back of Phase 7 has also given us issues this year (first time since I have been on the Board). We have replaced the well pump and both the control box and pump tech this

year and at this time it is down again. Currently our wells do not produce enough gallons per minute to meet current demands from landowners during peak times. Once drained the tanks won't refill for 2-3 days with zero draw so you can see that once drained the chances of you having water during a trip are zero. I strongly suggest we as owners look to alternate methods of rainwater harvesting to take a load off the water system and avoid increases in our dues. Additional income is the only way for the Association to address the demand/aging issue in a timely fashion. We do have a few owners that have taken the leap to harvesting water and I know they would be glad to share that information with others. Our new president shared this information in the last [newsletter](#).

Now would be a good time to remind everyone to make sure you turn off your water when you leave. Only open your valve slightly and take water slowly from the system to help wells keep up with demand and allow your neighbors to have access to the water also. Report leaks and volunteer to help repair those leaks. Leaks in the system cause the pumps to work too hard and long. That shortens their life and the owners pay for it.

***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.***

***The Owner's 5-digit lock is opened by setting the numbers and then
pushing the button on the bottom of the lock.***

TREASURER'S / SECRETARY'S REPORT

As mentioned at the annual meeting, we have spent the bulk of our budget this year on roads, as was planned. Water repairs and water maintenance have also cost \$5,600 to date and we expect more expenses before the end of the year, most likely using up our remaining budget. We continue to have substantial needs for improvements of both the road and the water system. The Board will be reviewing the priorities to determine next year's budget, which we will share in the spring.

In addition to the acknowledgements made by Randy Stephen I would like to recognize Cheri Itz, whose persistence at Rocksprings City Hall probably is the only reason why CR 520 gets repaired. She is also the source for our new high-quality water line valves. Many thanks to her for making our lives better.

Happy hunting,

Jo Roberts

Income and Expense Report - 2019

The Owners Association at Indian Creek

As of October 22, 2019

	2018	1Q 2018	2Q 2018	3Q 2018	4Q 2018	2018 Total	Budget	Remaining
Balance brought forward from 2018:		\$ 60,181.70						
Income in 2019¹								
Annual Assessments	\$ 31,706.17	\$ 22,393.19	\$ 10,259.24	\$ -	\$ -	\$ 32,652.43	\$ 32,769.38	\$ 663.48
Other Income	\$ 924.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 32,631.02	\$ 22,393.19	\$ 10,259.24	\$ -	\$ -	\$ 32,652.43	\$ 32,769.38	\$ 663.48
Expenses in 2018^{2,3}								
Road Work	\$ 10,315.00	\$ -	\$ 30,330.50	\$ 4,725.00	\$ -	\$ 35,055.50	\$ 35,000.00	\$ (55.50)
Water System Maintenance	\$ 2,771.49	\$ -	\$ 846.00	\$ -	\$ 1,387.72	\$ 2,233.72	\$ 4,000.00	\$ 1,766.28
Water System Reserve ⁴	\$ 7,567.48	\$ -	\$ -	\$ 2,749.22	\$ 665.59	\$ 3,414.81	\$ 5,000.00	\$ 1,585.19
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 600.00
Electric Bills	\$ 3,747.48	\$ 839.57	\$ 721.39	\$ 865.29	\$ 368.85	\$ 2,795.10	\$ 3,600.00	\$ 804.90
Annual Meeting	\$ 602.06	\$ -	\$ 1,309.82	\$ -	\$ 322.37	\$ 1,632.19	\$ 500.00	\$ (1,132.19)
Grounds Maintenance	\$ 441.93	\$ -	\$ -	\$ -	\$ 31.18	\$ 31.18	\$ 2,200.00	\$ 2,168.82
Property Taxes	\$ 817.06	\$ -	\$ -	\$ -	\$ 358.47	\$ 358.47	\$ 800.00	\$ 441.53
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
Total Expenses	\$ 30,835.17	\$ 839.57	\$ 33,207.71	\$ 8,339.51	\$ 3,134.18	\$ 45,520.97	\$ 56,100.00	\$ 10,579.03
Current Balance:						\$ 47,313.16		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 19,313.16		
Amount Available <u>in Total</u> for Current Year (with dues expected)							\$ 64,951.08	

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.

⁴ Water reserve includes replacement items for wells, i.e., bladders, pressure tanks & pressure pumps.

DO YOU HAVE A 9-1-1 ADDRESS?

If you do, please share it with the Board so we have it readily available in case of emergency. Please email your 9-1-1 address to indiancreekr@gmail.com indicating your Phase and Tract #.

If you do not, we recommend requesting one by filling out the [Online Address Request Form](#). Note that every line of the form must be filled in to allow for submission. Information on individual fields as given by Troy:

- Summary: Enter "Address Request"
- Description: Available for any specific details about your property that may be relevant to the process. Otherwise, you may enter "Address Request"
- Nearest Neighbor's address: If unknow, enter "NA"

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- GPS Coordinates (Lat/Long) of driveway:
 - Go to [Google Maps](#)
 - Navigate to the in question
 - Click Earth box in lower left corner to view imagery
 - Click on the driveway or gate that gives access to the property -- a small window will appear with the GPS coordinates and some other info within it. The GPS coordinates are the decimal degree numbers inside the pop up box at the bottom. Example:



Ranch Rd 674
Rocksprings, TX 78880
29.941078, -100.322414

- Legal Description: Must be obtained from the local County Appraisal District
- Property ID Number: Must be obtained from the local County Appraisal District

After submitting, you will receive an email with the ticket number and to whom it has been assigned. Please reach out to Troy McGregor if you need any assistance. His contact information is:

Troy McGonagill
9-1-1 Regional Planning
1601 Veterans Blvd. STE 1
Del Rio, TX 78840
830.306.4025
Email: troy.mcgonagill@mrgdc.org

ADVERTISEMENTS

None

KEY ICR CONTACTS

Position	Name	Phone	Email
President	Miles Rickard	210-313-4559	miles@milesawayranch.com
Co-President	Sarah Schneider	210-218-7860	sschne@att.net
Vice President	Jerry Allen	979-836-1071	jsallens2000@gmail.com
Treasurer / Secretary	Jo Roberts	830-834-0884	jo.roberts@pwc.com
Road Representative	Ronny Itz	281-380-4693	cjitz1@gmail.com
Water Representative	President or		

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Position	Name	Phone	Email
Gate Security Contact	Vice President		
Communications Coordinator	Gwen Lanning	281-460-3620	textileranger@gmail.com
Newsletter Editor	Jo Roberts	830-834-0884	jo.roberts@pwc.com
Wildlife Committee	Bill Thresher	210-883-5215	threshb@sbcglobal.net
Webmaster	Philip Nelson	210-863-0360	philip@newtek.com

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	troy.mcgonagill@mrfdc.org
Southwest Texas Telephone		830-683-2111	
TPWD Regional Fire Specialist Prescribed Burn	Wesley Evans	512-265-4158	wesley.evans@tpwd.texas.gov



The end.