

# ***RANCH AT CYPRESS CREEK HOA NEWSLETTER***

## **Board of Directors**

Elena Barrett

Todd Lutz

Chris Schneider

Newsletter: Dee Yetter

MAY 2014

Website: [www.ranchatcypresscreekhoa.com](http://www.ranchatcypresscreekhoa.com)

**ELECTION OF HOA BOARD MEMBER:** Troy Fielding stepped down in order to run for the Ranch at Cypress Creek MUD #1. Mr. Yetter was filling in for a Board member who decided to resign. Mr. Lutz took Mr. Fielding's position and Mr. Schneider was elected to Mr. Yetter's position. Above you will see the current HOA Board of Directors.

**MUD BOARD ELECTION OF 2 BOARD DIRECTORS:** Mr. Fielding was elected to one position and Mr. Kennedy was re-elected.

**AGENDA ITEMS FROM MUD MEETING MAY 19:** Items 1 – 18 was induction of new officers, the swearing in, reports from Clawson, TexasScapes (landscaping), securing patrol report, storm water action, and District website. **Item 19:** was Discuss, consider & take action regarding preliminary report on assessment of appraised values.

**PERSONAL NOTE FROM LARRY YETTER:** To begin with, I'm sorry for the delay in responding to the MUD election results. I'm pleased that we elected Troy Fielding to the MUD Board and thank all of you that helped with the campaign. Of course we thank the voters who found merit in voting for our candidates.

Unfortunately, our late consolidation of the two candidates cost us a loss by 10 votes short of electing Jason Thomas. Obviously a second objective addition to the Board would have really helped us pursue a more total District representation on the MUD Board.

At this point we need additional support at meetings to get your voice on record. This Board has a commanding quorum and will not feel threatened by Mr. Fielding's presence.

**PERSONAL NOTE FROM TROY FIELDING:** Thank you for electing me to the MUD board. Your voices were heard through your voting, and I appreciate the trust you placed in me. I have no political agenda other than to maximize our neighborhood's values through home appreciation and beautification, maintaining our infrastructure, lowering our taxes, and planning for short and long term (15 year) outlook. My background is finance, accounting, and economics from the University of Texas. I've worked with Dell and IBM in finance, accounting, and planning, in which I managed multi-million dollar budgets. In contrast, our MUD budgets are fairly simple.

At times, I will need your help in voicing your opinion to the current MUD board as I'm a minority on the board. The board is well represented by Deer Creek. Their objectives may not always be favorable with our objectives. During these differences, I will need to call upon you to voice your comments. I may need your help.

Again, thank you for your confidence and trust.

**SAVINGS FROM YOUR HOA:** Connect Community Management, LLC has secured discounts at the following businesses to help our customers and your residents continue to increase the quality of life and the value of their homes. Present this code at any Kelly-Moore Paints to get a minimum of 30% discount on any line of paint, any day of the week! Find a store closest to you at [www.kellymoore.com](http://www.kellymoore.com).

Discount Code: 1515-Co1788 I think everyone will enjoy a little savings.

Troy

**CLAWSON TRASH PICKUP: Change number 1 is you are now paying for the trash.** With the changeover to recycling and the number of items outside of the trash can that will be collected has been confusing. Hopefully I can clear up a few questions you may have. You have received a calendar with blue hi-lites and yellow hi-lites. The **blue** is when you put out your recycle **and** trash container. Every week along with your trash container, you can put out **two (2)** bags of trash. If you have some limbs, the limbs can't be longer than 3 ft. and must be tied into a bundle. The bundle must be where the guys can grab the string and put into the truck, again only 2. You can have 1 bag, 1 bundle. **NOTHING MORE THAN ANY 2 ITEMS OUT SIDE OF THE TRASH CAN.**

The MUD chose option 2 which is what you have now. I did a polling of our HOA and most wanted Option 3 which was 5 bags. Difference in price was only 64 cents a month. With all of the leaves etc. people are upset that they can only put out 2 bags. If you have some neighbors that have their lawns done, talk with them and see if you can put a couple of your bags with their trash cans. You can also go to our website (see above) there is a link to the MUD on the right hand side. You can find the e-mails of the MUD Board, you might e-mail them with your thoughts. Also if you put your leaves in the purchased paper bags, that is not considered recycle, it is trash.

**WHY ARE YOU NOW PAYING FOR TRASH PICKUP:** The MUD is trying to lower their debt so the Ranch is more attractive to Cedar Park for annexation. **WHAT IT WAS PREVIOUSLY:** MUD paid for trash pickup, they equally divided what they paid for trash to each homeowner in the homeowners MUD taxes. When you paid your taxes the MUD got their money back and you got a little larger tax deduction. It's also cheaper for Clawson to bill one person (the MUD) than it is to bill you individually. This is another way to make their bottom line look better. Even though they got their money back the debt doesn't show.

**XERISCAPE AND OAK WILT:** Check the website for a link to information on Oak Wilt and a lists of plants that are Xeriscape. In a couple of weeks I will send them via e-mail to the HOA Homeowners.

**EASTER EGG HUNT:** Thanks to the gorgeous weather the turnout was really great. It seems that the kids had a good time and found plenty of candy. You can find pictures on the website.

**NEIGHBORHOOD GARAGE SALE:** Again this year we were lucky that the rain held off and the temperatures were comfortable. Hope everyone had a good turnout.