

The Ranch at Cypress Creek Hoa Newsletter

THIS IS THE LAST NEWSLETTER THAT YOU WILL RECEIVE VIA E-MAIL. IT WILL ONLY BE POSTED ON THE WEBSITE IN THE FUTURE. WWW.RANCHATCYPRESSCREEKHOA.COM

For questions about the association or to join committees, contact Planned Community Management, Inc.

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HOA Board of Directors:

Troy Fielding: troyfielding@austin.rr.com

Elena Barrett: barrettsbunnie@yahoo.com

Heather Affleck: Afflecks@sbcglobal.net

Newsletter Editor: Elena Barrett

NOTE: New Board Member and Newsletter Editor.

www.ranchatcypresscreekhoa.com

March, 2011

RANCH AT CYPRESS CREEK HOA ANNUAL MEETING

The above meeting did not have a quorum, so we were unable to hold an election for Mrs. Yetter's position that expired in February.

Questions were entertained from the floor and two major items were discussed; the budget and a project that the HOA is thinking about taking on. The Board will put out more information on the project as they check out their options and the cost.

Mrs. Yetter resigned from the Board, Heather Affleck volunteered for the position and will be instated in Mrs. Yetter's position at the March Meeting.

Elena Barrett will be doing the Website and the Newsletter. *This will be the last Newsletter that will be sent via e-mail, they will only be posted on the HOA Website from this point forward.*

SOCIAL COMMITTEE - Mrs. McGehee has resigned from the Social Committee due to family obligations. The Board is looking for someone to head up this Committee. If you would like to volunteer please contact one of the HOA Board members listed at the top of this page.

MOST IMPROVED YARD AWARD - Please see the website for information regarding this. Last year we had no participation, if we have no participation again this year it will be discontinued.

YARD OF THE MONTH - Mr. Affleck has volunteered to do this. Remember a \$75 dollar check is awarded to the monthly winner. This runs from April - Oct.



EASTER EGG HUNT

DATE: April 17
TIME: noon to 1:30 pm
PLACE: Rachel Ridge Park

LOCAL CRIME INFORMATION

Last week Cedar Park Police Dept. began submitting basic crime statistics to SpotCrime.com, an online crime tracking service which partners with law enforcement agencies nationwide to make information readily accessible and available to the public.

Online users can access local crime information through a map based interface, where they can check for crime in their area. It will give you information within a 5 mile radius of your zip code. SpotCrime.com provides e-mail based alerts after you sign up for the service. There is no cost to you for this service. SpotCrime.com is another crime prevention tool that will help residents stay alert and vigilant to suspicious activity.

A WORD FROM YOUR FORMER HOA BOARD MEMBER

By Dee Yetter

I would like to just thank everyone for allowing me to serve on your HOA Board for the past 7 years. I'll have to admit, it wasn't always enjoyable, but 99.8% of our homeowners are wonderful people. Yes, there were complaints about why am I getting a letter when so and so isn't getting one. This Board has been very fair and bends over backwards to appease everyone and they will continue to do so. I think this Board has made great progress in their communications to the Homeowners and how they handle HOA business. We do the AMR's electronically now, so there isn't a long waiting period for the OK to proceed with your improvements, we also approve our bill paying electronically.

The Board finally got something done in the Rachel Ridge Park, they got your house numbers painted on everyone's curbs, and they have worked extensively with the MUD to make sure that your voices are heard in their decision making. ALL OF THIS AND THEY STILL HAVE MANAGED TO LOWER YOUR DUES.

This will be my last Newsletter, so again thank you all for allowing me to serve on the HOA Board.

ANNUAL GARAGE SALE

The tentative date for the Garage Sale is May 14. We'll watch the weather to see how it goes. Watch the website for further information. Now is the time to start gathering your treasures. This year we have invited the entire "Ranch" to join us.

LETTER SENT TO ME BY A HOMEOWNER

Dear Ms. Dee Yetter:

I have a suggestion for an article for the HOA newsletter. I would really like to see something to the affect of, "Is your back yard keeping your neighbor from selling?"

People need to realize that if their back yard is strewn with trash, turned over lawn furniture, plastic sheds with their doors open and filled with yard tools spilling out, boxes, etc., that this affects their neighbor's ability to sell their property! As potential buyers pass through a property they peer out the windows and are discouraged to buy a home where the neighboring back yards are a mess. It is not enough to keep the front yard respectable, each home owner has a duty to care for the back yard as well. The neighbors could be the sweetest people on earth, but to this new buyer all they know is that the back yard represents the neighbors as slobs. Buyers are looking to purchase a home in an area where the value rises - not where the neighbors don't appear to be concerned with upkeep. In this economy it is harder than ever to sell, and it takes very little to discourage a buyer.

These neighbors are doing themselves a disservice by slowing down the home sales in the area, as well. The more homes that go up for sale and remain for sale over a long time frame, drive down the price of properties. This might not effect them today, but it will should they ever wish to have their home re-mortgaged requiring an appraisal or eventually need to sell their home. Appraisals are based on the recent sales of like property from their neighborhood.

Thank you for your time.

I would like to add a footnote to this. When we were looking to buy in the area 9 yrs. ago, we didn't buy a home specifically because of a neighbor's back yard.

RANCH @ CYPRESS CREEK
POLICE REPORT FOR
JANUARY

Suspicious Person	4
Disturbance	6
Vandalism	2
Animal	1

TEENS LOOKING FOR WORK

Tahlea, baby sitting, CPR/First aid certified 336-8196 She can be reached at tahleaholst@yahoo.com

Rene & mom, pet sitting 748-2183

Chloe, baby sitting & dog walking
317-7231

Chase, dog walking & mowing lawns
317-7231

Coral Johnson, Phone 331-1171, Babysitting info References available

Cole, lawn Mowing 401-0162

Tre', flier/advertisement delivery for all the homes in the Ranch of Cypress Creek MUD, 512-653-5878.

If you have a teen that is looking for some extra money let someone on the HOA Board know and they will put the information in the Newsletter.