



River Ridge Ranch POA Newsletter

*For the good of the Many...
With Respect for the Individual*

July 2020

"Burn Ban in Effect in Bell County"

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Theme

"We Care for your safety, health, and strength"

Please adhere to the advice of the Center for Disease Control in order to protect yourself from COVID-19:

- Practice safe physical distancing (6 feet).
- Practice washing your hands 20 seconds.
- Practice wearing your mask at all times.

Remember COVID-19 does not need a gate code to enter River Ridge Ranch!!

Front Gate Security Upgrade

Progressive Protection Security Systems, Inc. has been selected to provide our front gate security upgrade. This company was unanimously approved by the Board of Directors after extensive research and existing customer base interviews. The 5-year lease covers the new security cameras, RF reader, and the cost of installation. Issuance of RF tags began in June and is expected to be fully up and operational by the end of July. The second issuance of tags will occur in early August.

POC: Vice President of Operations ~ James Beauchamp

Property Modifications

Please remember that any and all modifications to existing properties require owner to complete an ACC (Architectural Control Committee) Application. A link has been added to the landing page of the River Ridge Ranch Website (www.RiverRidgeRanch.org) for your convenience. ***POC: Dave Jenkins***

Notes from the President - Jim Bondi

RRR POA President 2020

email: bondij@embarqmail.com

It continues to be an honor to serve as your River Ridge Ranch (RRR) Property Owners Association (POA) President for 2020.

Groundwater Conservation

Groundwater conservation remains a priority for our residents at River Ridge Ranch. The Clearwater Underground Water Conservation District (UWCD) recently sent out a notification to all residents on July 10, 2020 strongly urging all well owners to reduce outside water use and reduce your total demand by at least 10%. Stage 1: Awareness is conservation goal is 10%.

Please note that Clearwater UWCD <http://cuwcd.org> is the groundwater conservation district whose political boundaries are that of Bell County. The Clearwater UWCD has the full statutory authority to regulate groundwater per Chapter 36 Texas Groundwater Code. If you want to know more about your private well please go to the online system and view the wells, driller logs and data related to your respective community.

If you need to water your lawn, please remember, the absolute best time to water your lawn is the early morning, before 10AM," says Maurer. Cooler temperatures and calm breezes help keep evaporation to a minimum. And watering in the morning keeps the turf cooler during the hottest parts of the day, which means less stress on the grass.

Safety Program

The Board's priority of focus remains the safety of our community and as a result we have begun the year with focus on upgrading the front gate security system. Our intent is to move forward on the Safety Program and Firewise initiative that we spoke about at the Annual Meeting (January). We will resume our work in August. Our intent of the Safety Program is the following highlights:

- Guidelines to manage, direct and control an orderly evacuation or reverse evacuation, as well as, assist with the accountability of residents in an emergency situation.*
- Captain Steven Cornelius, Southwest Bell Volunteer Fire Department, provided insightful information for an Emergency / Safety Plan.*
- Fire Fighters accessibility to property owners include minimum requirements of Fire Trucks minimum height requirement of 10 feet and minimum width requirement of 8 feet.*
- Private gate code information needs to be provided to the Southwest Bell Volunteer Fire Department to include private residential gate codes. Gate codes are maintained by the First Responders and used only in the event of an emergency.*
- Residents are encouraged to update the Southwest Bell Volunteer Fire Department's gate code data base as changes occur.*

Firewise Program

- *The Firewise Landscaping in Texas focuses on the proper landscaping for your home. The first 30 feet from your home in all directions is called your defensible space. Maintaining defensible space around your home is key to improving your home's chance of surviving a wildfire.*
- ***Zone 1 is within the 30 feet** surrounding the home, the first few feet from the house foundation are very important. Fire in this area can increase the chance of damage or destruction of the structure.*
- ***Zone 2 is 30 to 100 feet** from the home, more plants can be present. Firewood, small brush piles or stacks of building materials should be moved to this zone or further away.*
- ***Zone 3 is 100 feet and beyond from the home.***
- ***While there is no "fireproof" plant,** there is plant characteristics to consider when planning a Firewise yard or landscape. Characteristics include:*
 - ***Fire resistance – incorporates how readily the plant will fire (ignitability).***
 - ***Growth characteristics – describe the amount of vegetation that is present.***
- ***Firewise Risk Assessment: At the annual meeting, landowners signed up to participate in this risk assessment. We will begin the risk assessment in August timeframe.***
 - *The overall goal of the risk assessment is designed to educate the community of their greatest risks and how to adjust them easily with daily household chores.*
 - *The overall goal is to work as a community by each person doing their part to be Firewise on their own property which will reduce the whole communities' wildfire risk collectively.*
 - *More details to follow separately.*

Garbage Cleanup Update –

Over the past 180 days, I have walked the 2 mile roads from my home to the front gate and the following debris of garbage is provided with analysis:

"Let's do our part to keep River Ridge Ranch cleaned up"

<i>28 Brewed IceHouse Cans</i>	<i>Analysis Results:</i>
<i>25 Water bottles</i>	<i>River Ridge Residents prefer a variety of drinks</i>
<i>21 Soda bottles / Cans (Cola and Sprite)</i>	<i>Brewed Icehouse Beer is the preferred drink</i>
<i>18 Mike's Harder Cranberry Cans</i>	<i>High soda carb drinks are the preferred drinks</i>
<i>12 Budweiser Beer Cans</i>	<i>Calorie in-take is not a concern!</i>
<i>9 Energy drinks</i>	<i>More water drinks are consumed than beer!</i>
<i>6 Ultra-Light Beer Cans</i>	<i>Ultra-light beer is the lowest priority on drinks</i>
<i>15 McDonald/Whataburger Sandwich bags & fries</i>	<i>Energy drinks do not work, not enough energy to pick up the cans on the ground!</i>

RRR Website

Please remember to login to www.RiverRidgeRanch.org in order to stay in touch with your community. You will find important announcements, order forms for additional RF stickers, ACC Forms, POA legal documents (like our Covenants and Rules & Regulations), Agendas and Minutes from Board meetings just to name a few.

You can also find a web-based calendar with RRR scheduled events.

Coming Soon: Residents will have the ability to update their contact information by clicking on Profile/Members Only. Please keep this up to date and indicate whether or not you want to be included in the RRR Directory.

Operations

VP Operations, James Beauchamp, (254) 319-2747,

jbeauch785@gmail.com

Architectural Control, Dave Jenkins, (512) 798-1482,

djenkins181@gmail.com

Trails Committee, Omer Lozo, (765) 435-5553,

cannlozo@gmail.com

Gate Keeper, Toby Brown (254) 466-8560,

theshaderanch@outlook.com

Architectural Control Committee (ACC)

The Architectural Control Committee and the Board would like to thank all of you who have submitted plans and received approval for your fences and entrances and any other projects such as out buildings. We appreciate you abiding by the Covenants and Rules. By doing so, you help maintain community standards and the property values in River Ridge Ranch. Navigate to www.RiverRidgeRanch.org for necessary forms.



NEW COMMITTEE - River Ridge Ranch Neighborhood Watch RRR NW

Meet & Welcome your Neighborhood Watch Committee Chairs, Angela & Albert Vasquez!



They joined the RRR community in 2017 from Copperas Cove. Both Albert & Angela have prior Law Enforcement backgrounds and bring a wealth of crime and safety knowledge to the Committee. Albert has a passion for building furniture and Angela enjoys painting the furniture as well as other wood pieces with her artistic flair.

They are eager to get to know our residents and have our safety in mind.

Current Committee Members:

Rueben & Stephanie Bocanegra

Dana & Larry James

Ronni Croslin

Sam McAdoo

Lorri Jenkins

Committee Mission Statement - Help to deter crime or nefarious incidents by reporting / networking via a common reporting platform.

2020 Goals for the Committee:

- Committee will meet monthly
- Committee will host bi-annual Community meetings to include variety of safety topics
- Establish a relationship with Bell County Sheriff's Office
- Establish RRR NW email address - rrrcommunitywatch@gmail.com

Welcome New Residents – Big Welcome to:

- John & Holly Thomson Family
- Tim & Young Brooks Family



Board of Directors

Board and Officer Positions

Board of Directors' Meetings:

Held the last Thursday of each month.

We welcome your comments on any issues that you feel need to be addressed.

Check the calendar on our website for specific meeting dates, agenda, and minutes.

President, Board Member

VP, Operations, Board Member

VP, Administration, Board Member

Secretary, Board Member

Treasurer, Board Member

Jim Bondi

James Beauchamp

Lorri Jenkins

Kristin Neff

Sam McAdoo

BondiJ@embarqmail.com

JBeauch785@gmail.com

LJenkins171@gmail.com

KrisNeff222@yahoo.com

Sam.R.McAdoo@gmail.com

Goals and Objectives 2020

GOALS:

Facilities – “Commons”: Gated community with accessible parks with river access, maintained picnic areas and trails... members and guests only.

Road Network: A gated community with a six-mile road network maintained to county standards with appropriate drainage.

Services: Administration services provided to sustain quality; programmed and funded by the membership.

Security: A secure community; restricted in access and monitored.

Safety and Risk Management: A community where safety and risk management are embedded in all aspects of administration and operations. *Firewise will be a key initiative and Upgraded Front Gate Security System.*

Relationship with Local Government and Agencies: Proactive and beneficial relationship and alliance maintained with leadership within the state, county, and surrounding communities.

Water Resources for the Community: Groundwater levels meet near-term community requirements while longer-term contingencies are in place to provide continuity of water service.

Member Participation: Informed members with maximum participation resulting in quality plans, programs, and stewardship.