



Eagle Creek Ranch Owners Association

Member Newsletter

November 2024

NOTICE: Our Annual Business Meeting will be held Saturday, December 7, 2024 at 1:00 p.m. at the Wilson County ESD #2 Emergency Services building on FM 775 & Palo Alto Rd. Voting will be on Board Directors, Budget and Annual Dues at this meeting.

Contact information for the directors and the standing committees is in the adjacent box. Please feel free to contact them with any concerns or issues.

Board Meeting Dates

Board meetings are normally held the 4th Tuesday of each month, with the exception of no meetings being held in February, July, or December. Check the www.eaglecreekranch.org website for dates and times. The Board meetings are held at the Wilson County ESD #2 Emergency Services building on FM 775 and Palo Alto Road.

MESSAGE FROM THE PRESIDENT

Welcome to all the new residents in the subdivision and thank you for choosing Eagle Creek Ranch. The Board of Directors invite you, and all residents, to attend the Board meetings and the Annual Business meeting.

The Board, which consists of elected volunteers, does not meet every month. The meeting dates and times are posted on the Eagle Creek Ranch online home page and will be posted the week before the meeting at all entrances to the subdivision.

We have had a very good year and we are looking forward to having a great year in 2025. We will soon be having our annual business meeting with elections for volunteers to serve on the Board of Directors in December, and we are looking for volunteers for vacant seats. If interested, please contact any board member if you would like to complete a Candidate for Board of Director Form to get your name added to the ballot.

The Board wishes all residents of Eagle Creek Ranch a safe and wonderful 2025.

Thank you all,
Peggy Kimble, ECROA President

Voting - Proxy or Absentee Ballot? Which is right for you?

If you execute a proxy, you are letting someone use your vote any way they want at the meeting. If you execute an absentee ballot, you specify exactly how you want to vote. Absentee ballots will only be counted for items on the mailed ballot and will not be counted for any item that is amended at the meeting. The only way you can vote exactly the way you want on every item is to attend the meeting. Hope to see you there on December 7th.

VOTE, VOTE, VOTE! Your proxy will help provide a quorum so that the Secretary's minutes and committee reports can be approved and any other business that may arise can be conducted. Please make a concerted effort to mail in your absentee ballots or proxies or attend the meetings. Mail it to ECROA, 11382 FM 775 STE 2, Floresville, TX 78114-4322 or you can give it to a director or neighbor that will be attending the meeting.

BOARD OF DIRECTORS

Peggy Kimble
President
pkimecroa@yahoo.com

Matt Demmer
Vice President
matthew.demmer.ecroa@gmail.com

Heather Vela
Treasurer
hvelaacroa@yahoo.com

Donna Nye
Secretary
drnye.ecr@gmail.com

Penny LaMaestra
plamaestra@gmail.com

Linda Miller
eurekawic@gmail.com

COMMITTEES

Architectural Control Committee
Matt Freeman
210-687-5489
ehandyman001@aol.com

Sam Jones
samjones751@gmail.com

Paul Gooch
peg40@sbcglobal.net

Parks Committee
Matt Demmer
matthew.demmer.ecroa@gmail.com

Welcoming Committee
Margaret Tollefson
martoll66@yahoo.com

Newsletter Editor
Donna Nye
drnye.ecr@gmail.com

Nominating Committee
VACANT
** ** * *

ECROA Website:
www.eaglecreekranch.org

ECROA email:
ecroa@yahoo.com

Get to Know the Candidates for Board of Directors

Matt Demmer – Property owner since 2018

Business experience: I am the president of the Floresville Volunteer Fire Association, I own Crown D Ranch that sells direct to consumer beef, and Crown D Properties LLC that owns different rental properties in Texas.

Volunteer experience: I have volunteered for the Floresville Volunteer Fire Department before it turned into ESD 5 and helped the Wild Game Dinner fundraiser while they operated.

What would you like to do? I am willing to serve as any member of the Board of Directors including the President or other positions as necessary.

Peggy Kimble – Property owner since 2022

Business experience: Customer service with AT&T and Survey Rep. with UPS

Volunteer experience: I was President with Linn County Iowa React (road emergency radio service). For the past year I have been the President of Eagle Creek Ranch Owners Association.

What would you like to do? I would like to volunteer once again for President.

Penelope LaMaestra – Property owner since 2008

Business experience: I am a retired event planner from the San Antonio Chamber of Commerce and now I work for La Vernia ISD as the Special Education & Programs district administration assistant.

Volunteer experience: If elected, this will be my second term as a board member. I have volunteered with the Blue Santa program, serving meals at the Raul Jimenez Thanksgiving dinners and working at the San Antonio food bank.

What would you like to do? Continue to improve our neighborhood and keep it a beautiful and peaceful place to raise our families and grandchildren.

Linda Miller – Property owner since 1999

Business experience: Retired USAF and currently Training Coordinator for KBR at JBSA Lackland.

Volunteer experience: Served as a Director on the ECROA Board since 2020. Willing to continue my service for another year or until more volunteers step up to take my place within the year.

What would you like to do? Research By-Laws, Articles of Incorporation, and TX Law to ensure we as a committee continue to follow the established rules while helping our community.

Donna Nye – Property owner since 2006

Business experience: 42 years Federal Civil Service with experience in clerical, secretarial, administrative, health systems, and retiring from my career as a Financial Program & Management Analyst.

Volunteer experience: 1976-1977 Jaycee Wives Club Secretary, 1988-1991 Health Services Club Secretary & President, 1988-1991 American Women's Club Newsletter & President, 2000-2010 St. Mary's University IACUC Non-Affiliated Member, April 2024-Present ECROA Secretary

What would you like to do? Provide organizational, administrative, and other support for the Association's regular and special events. I want to listen and communicate with all the Association's members in order to find out what is important to them in order to improve and enhance the quality of our community.

Paul Turner – Property owner since 2014

Business experience: Currently a Family Nurse Practitioner. Providing medical care for people in Wilson County and surrounding areas. Retired Army Non-commissioned officer. Lead soldiers in Iraq and Afghanistan. I have lead people in military and civilian environments. Received commendation from the President of the United States and the Governor of Texas. Multiple awards for excellence from the United States Army.

Volunteer experience: High School Football medical support in Germany, volunteered with multiple organizations to provide medical care to underserved communities.

What would you like to do? I would like to improve the quality of life for the residents of Eagle Creek. Residents should feel a sense of pride in their community. The health and safety of the community is important as well as the parks and other common areas.

ECROA Projected 2025 Budget	
<i>EXPENSE TYPE</i>	<i>COST</i>
Accounting	\$ 6,600.00
Bank Square Charges	\$ 60.00
Bank Service Charges	\$ 165.00
Electricity (Wells & Streetlights)	\$ 7,500.00
Insurance	\$ 4,150.00
Legal Costs	\$ 1,500.00
Mowing and Clean Up	\$ 17,000.00
Office Supplies	\$ 200.00
Postage/Mail	\$ 1,500.00
Printing Costs	\$ 900.00
Professional Fees	\$ 1,350.00
Repairs/Maintenance	\$ 2,000.00
Taxes	\$ 500.00
Water Permit Fee	\$ 50.00
Website Hosting	\$ 250.00
TOTAL Admin/Misc Expenses	\$ 43,725.00
ACC Inspector Hours	\$ 3,600.00
ACC Inspector Mileage	\$ 1,300.00
ACC Legal Costs	\$ 220.00
ACC Postage	\$ 370.00
ACC Telephone Charges	\$ 410.00
TOTAL ACC Expenses	\$ 5,900.00
TOTAL PROJECTED 2025 EXPENSES	\$ 49,625.00
CURRENT BOTTOM LINE:	
100% Collected Annual Dues Income	\$ 38,460.00
Current Rate of Dues Collected = 70%	\$ 26,922.00
Misc Fees Collected Income	\$ 5,000.00
TOTAL Projected Income at 100% Collected	\$ 43,460.00
Projected Expenses	\$ 49,625.00
DEFICIT	\$ (6,165.00)
TOTAL Projected Income at 70% Collected	\$ 31,922.00
Projected Expenses	\$ 49,625.00
DEFICIT	\$ (17,703.00)
PROPOSED BOTTOM LINE WITH DUES INCREASE:	
Proposed Dues Increase 100% Collected	\$ 76,920.00
Projected Expenses	\$ 49,625.00
SURPLUS	\$ 27,295.00
Proposed Dues Increase 70% Collected	\$ 53,844.00
Projected Expenses	\$ 49,625.00
SURPLUS	\$ 4,219.00

Architectural Control Committee (ACC)

Reminder – Improvements or construction need to receive ACC review and approval prior to starting your project. Please select “Construction” on the ECROA website www.eaglecreekkranch.org to find the requirements to submit request for approval. Contact Information: ehandyman001@aol.com or (210)687-5489

2024 ECROA Accomplishments

- Parks** – Pumps repaired in the parks and all the ponds now have water
- Streetlights** – In several areas of our community, the streetlights are now back in operation
- Dues** – A large amount (~\$6,000) of past due Association dues were collected this year
- Budget** – The Board stayed within the projected budget for 2024
- Event** – Both last and this year’s Halloween festivities were a big hit with the participants. Thank you to all the volunteers who gave their time and trailers who made these events such a success!

ECROA Goals for 2025

- Participation:** Increase communication with members of our community with the goal of gaining more community interest and interaction with the ECROA
- Parks Contractor:** Secure a reliable company or insured & bonded person to clean up and maintain the parks
- County Mowing:** Research the cost to obtain a contract with the County for mowing the grass in the easement areas between the streets and properties
- Deed Restrictions:** Publish updated Deed Restriction Violation Policy to include fines to be levied for violations.

----- Cut here to send below Proxy form -----

Eagle Creek Ranch Owners Association
PROXY AUTHORITY
 Annual Meeting Election December 7, 2024

The undersigned owner in the Eagle Creek Ranch Owners Association (ECROA) hereby appoints (see below) as my proxy to act on my behalf at the business meeting to be held on Saturday December 7, 2024. My proxy shall have full authority to vote upon any and all matters that may be presented at said meeting as fully with the same effect as if the undersigned had been present at said meeting, and I hereby ratify and confirm all that my proxy may cause to be done by virtue of this instrument. This directed proxy is irrevocable except by actual notice by the undersigned to the secretary of the ECROA or the officer presiding over the meeting that it is revoked. Unless sooner terminated, this directed proxy shall terminate automatically upon the final adjournment of the business meeting for which it is given.

Circle one director’s name below or write in voting member’s name to act as your proxy:

- | | | | | |
|--------|--------|---------|--------|-----------|
| Peggy | Matt | Heather | Linda | Penny |
| Kimber | Demmer | Vela | Miller | LaMaestra |

Write in Proxy Name: _____

Signature: _____ Printed name: _____ Lot(s) # _____

Eagle Creek Ranch Owners Association

ABSENTEE BALLOT **

Annual Meeting Election December 7, 2024

A. 2025 ANNUAL BUDGET

FOR AGAINST

B. CANDIDATES FOR BOARD OF DIRECTORS

FOR AGAINST

 Matt Demmer

 Peggy Kimble

 Penny LaMaestra

 Linda Miller

 Donna Nye

 Paul Turner

C. ANNUAL DUES INCREASE

FOR AGAINST

In order to keep up with current inflationary operating costs for the Association's responsibilities, the Board proposes to increase the annual property owner dues to \$120.00 per lot beginning January 1, 2025. There has not been an increase in dues in over 15 years.

** By casting your vote via Absentee Ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals at the annual meeting. This means that if there are amendments to these proposals, your vote will not be counted on the final vote on these measures. If you desire to retain this ability, please attend the annual meeting in person on December 7, 2024 at 1:00pm.

Please return your completed Absentee Ballot to be received no later than December 4th.

Mail to: ECROA, 11382 FM 775 STE 2, Floresville, TX 78114-4322

Name of Property Owner(s): _____ **Lot #:** _____

(The above must be completed. Your ballot will be kept confidential by the Elections personnel.)