

WoodRidge Estates Mid-Year Meeting

March 5th at Waring Fire Dept. Meeting Hall

Meeting started at 3:05pm

15 lot owners were represented at the meeting.

Beth Welch started with reading the list of Property Sold from the Sept 2016-March 5, 2017 handout, see attached. The Norris's and Watson's were present. Each stood up and told us a bit about themselves.

#1) Dennis introduced the Beautification Committee. Diana Kane, Chairman spoke about what the Committee had done and future projects, see attached. Regarding the Discussion Items: Amy & Greg Schwierking said they had a picnic table to donate. And as for the \$500 request for additional planting funds. Motion was made by Mary Lavato and 2nd by Rich Glomski. **All were in favor, 24 Yeas and no Nays.**

#2) Next was the Welcome Committee Chairman Dawn Woods explained about the Welcome Packet that is either mailed or given to our new neighbors along with a bake good. In 2016 they put on 7 events: Neighborhood Cleanup (joint with Beautification Committee), Dessert on the Driveway & Easter Egg Hunt, Air Evac, WoodRidge Night Out coupled with National Night Out, Oktoberfest, Happy Halloween, Christmas/New Year's Pot Luck Party. For 2017 their first event will be Dessert on the Driveway & Easter Egg Hunt. Dawn asked if anyone had an event idea to contact the Committee and let them know. Dennis spoke of how well the National Night Out went starting with 1 Deputy Sherriff and ending up with 3 Deputy Sheriff's and the Sherriff himself. Tex Welch noted that there are 13 Peace Officers and we had 4 at our location. Shayne Butler asked why the Sheriff's dept. was driving up & down Sonoma Ridge a few weeks ago. Dawn explained she called for there was a Rottweiler and Pitbull in her side yard. The Pitbull growled and charged her as she was on her deck. They responded to her call and was looking for the dogs.

#4) CC&R Revision Committee, Beth Welch, stated that the committee will be working on this very involved task once again, getting the 4 sets into 1 for both Units. Unit 1 has Set 1 and Unit 2 has Sets 2, 3 & 4. Hunting and chickens seems to be the 2 hot topics. Dennis said per the Biologist that we had in last year's Mid-Year Meeting, if we eliminated feeding this would reduce the number and frequency of deer in our neighborhood. There is a neighborhood that has band feeding. Beth said no, she said they needed to be killed. Tex Welch injected that a future meeting will be scheduled for further discussion on this topic.

#5) Treasurer's Report was given by Jane Barrett. See Attached. State Farm Insurance bill has just been received and the billed amount was more than what Dennis Kane has received from them. Dennis to look in to before this is paid.

#3) Typo on the agenda #3 had Update – CC&R Committee it should have read Update-ACC Committee. Scott Woods give this report. He also introduced the other ACC members, Greg Schwierking and Shayne Butler. There were 9 requests: 7 approved, 1 withdrawal, 1 denied. Dennis Kane added that there was a complaint against him for not bringing in his trash can. We all got a good laugh out of that one.

#6) Open Forum started with Tex Welch. He stated that keeping up with new laws is an important task and we need someone in charge of this. Dawn Woods recommended Dennis Kane for the job and she made the motion, Dennis Kane for the job and Mary Lavato 2nd. We all agreed and no one disagreed. Ray Richeda said that Lot 11 had a lot of dead trees and a fire hazard, what could be done to get the lot owner to cut them down. Dennis Kane felt that the ACC should draft a letter to the Land Owner to bring it up to safety.

We had a guest speaker - Joe Paolilli, Waring Fire Chief – spoke on Emergency Services. As we gathered at the beginning of the meeting the question came up as to who to call when we want to burn. Joe said to call the Boerne Non-Emergency number 830-249-8645. Joe gave a rundown onThe Kendall County Sheriff's office, Al Auxier Sheriff, is doing a GREAT job! Animal Control is moving its facility. EMS is on call 24/7 and will be getting another ambulance. Waring Fire Dept. provides services to WoodRidge Estates. They have 2 Paramedics and 20 Fire Fighters. There is an EMT Class that costs \$22,000. Unfortunately, the coordinator quit before they were allotted this money and now the State says there are no funds. Any donation would be appreciated. Louis Ehlinger asked if it would be best in case of an emergency to ask the operator on a time the EMS would arrive? Stand by and wait or get in car and go! Joe said they probably would not give him an arrive time, get in the car and drive to hospital if patient is mobile, call for the ambulance could meet them along the way to the hospital as in a case where a person was bit by a rattlesnake. The time that was saved by driving and then meeting the ambulance saved his life. Vote was asked for by Bob Lavato in regards to EMT Class funding. Beth Welch asked if \$1,000 would be an agreeable amount and no one answered, so she asked if \$2,000 would be an acceptable amount to donate and everyone agreed with a show a hands, when asked if anyone disagreed, no response. Mary Lavato make the motion to give the Waring Fire Dept a \$2,000 donation for the EMT Program and Shayne Butler 2nd the motion. **All were in favor, 24 Yeas and no Nays.**

Our speaker, Greg Schwierking, on the Power Grid. Greg works for CPS Energy. Most outages are caused by homeowners hitting a wire or digging in yard, lighting strike a Transformer, Contractor hit electric. Should call 811 before any digging is done. If the Distribution Line is hit it will knock out the neighborhood. When outages happen, the fault is found and repaired. If in summer and AC is on and out for time then when it comes back on, it picks up all the circuits and more then can handle and goes back down again. Could be for up to 4-5 hours. If a Burn Line down takes 1-2 days to get back up. 345 line that crosses WoodRidge comes from behind Dr. Lindner Veterinarian. Transformer Tower takes to fix 4-5, located on 87 in Comfort. Comfort will be the last to restore to power. Our area could be out of power for 5-7 days. Think about having on hand extra Food, Lighting/flash light & batteries, Water is your well tank gravity fed? What about Back-up Power generators or off grid. Cooking supplies propane? First Aid Supplies? Dennis Kane asked about any power outages expected, Greg CTEC has scheduled improvements but should not impact us. The Tower that got twisted in San Antonio in the last storm was twisted due to high winds. High winds on 345 lines cause Conductor Gallop.

Bob Lavato – skunk story – skunks eat worms & grubs in the spring.

Rich Glomski asked about someone who does tree trimming. Joe would give him a referral.

Joe Paolilli also spoke of the new First Responder app on their phones. He showed us an example of the Map which has each house in WoodRidge Estates marked, along with the Air Evac Landing Zone. He

asked WoodRidge Estates members to contact him with their property info. (water source, propane tank, gate code). Joe can be contacted by email at joep@gvtc.com.

Dawn Woods reminded everyone of the WoodRidge Estates website and the password for members. If you want the password, send your request to the email woodridgeintx@gmail.com along with your phone number. Due to security issues, it will not be emailed.

Meeting adjourned at 4:20pm motioned made by 1st Ray Richeda and 2nd Mary Lavato.