



Behrens Ranch Homeowner Update

Wednesday,
February 25, 2009

Agenda

- Update on City of Round Rock Resolutions
- Enforcement of Amenity Center Usage
- www.Behrensranh.org forum usage and rules
- Call for Resident Involvement
- Spring Cleaning
- Upcoming Events
- Hog Update
- Q&A



Update on City of Round Rock Resolutions

City Council Resolution – Jan 8th

- At the Round Rock City Council Meeting on January 8th, the mayor and the council unanimously approved and signed a resolution authorizing:
 - The city of Round Rock to take control of the Behrens Ranch Public Improvement District (PID)
 - Required that Jim Meredith and Masonwood Development deed over to the City of Round Rock the approximately 220 acres of open space in the neighborhood
 - Required Masonwood principals, employees, and representatives to immediately re-sign from the Behrens Ranch HOA thus turning over control to the homeowners

City Council Resolution – Jan 8th

- The city of Round Rock to take control of the Behrens Ranch Public Improvement District (PID)
 - The PID was established when Behrens Ranch was initially being built whereby the city agreed that the developer of our neighborhood would be reimbursed for build-out and install the city infrastructure (streets, drainage, etc.)
 - The PID is an fixed assessment (it is on your tax statements) that each resident of Behrens Ranch pays annually to the city, which in turn is paid to the developer.
 - The PID was set up such that as the development was near completion, the city would sell bonds to repay the remainder of the outstanding reimbursement to the developer, locking the Behrens Ranch residents to paying into the PID until the year 2023.
 - In the council meeting on January 8th, the council agreed to NOT sell bonds, but instead utilize alternate funding sources to pay off the remaining reimbursement of just over \$3.3 million.
 - This means that the city of Round Rock now has complete control of the PID, and our annual PID payments will go directly to the city and will no longer be passed through to the developer.
 - Since there were no bonds sold, the interest component to the PID was removed, thus reducing our PID homeowner assessment to end in the year 2017 instead of 2023 (just under 6 years of savings).
 - This is really great news!

City Council Resolution – Jan 8th (cont)

- Required that Jim Meredith and Masonwood Development deed over to the City of Round Rock the 220 acres of open space in the neighborhood (including 17 acres behind the windmill)
 - As the AC explained to residents this past June, we worked with the city to draft a set of covenants and restrictions for usage of the 220 acres when the city took control of the property
 - The Property will be a public park and maintained in a passive state
 - There will be no permanent structures, playing fields, lighting, parking lots constructed
 - Subject to available funding, the City may construct a hike-and-bike trail system
 - Additionally, the City will agree to take over ownership of and maintain certain other existing trails within the Behrens Ranch
 - A provision exists to allow for the HOA to operate and maintain approximately 17 acres behind the windmill (if we desire, not required)
 - No amendments can be made to the agreement without the approval of the City and the Association
 - **No Motorized vehicles per city ordinance are to be driven on this property...call the Police as this is now city property and no longer private property**



City Council Resolution – Jan 8th (cont)

- Required Masonwood principals, employees, and representatives to immediately resign from the Behrens Ranch HOA Board thus turning over control to the homeowners
 - Resignation had to be completed prior to the payment of the outstanding balance of \$3.3 million for the PID

City Council Resolution – Jan 22th

- At the January 22nd City Council Meeting, the mayor and the city unanimously approved and signed the resolution that contains the covenants controlling the usage and purpose of the 220 acres of property

Since the Jan 22nd City Council Meeting

- January 23th – Masonwood employees submitted in writing their resignations from the HOA Board pending election of new Board Members
- February 5th – The 220 acres were officially deeded over to the City of Round Rock and under their control as a Park
- February 10th – Payment was made to Masonwood for the \$3.3M PID payment

Next Steps

- The AC has been working out a transition plan, and the required activities that will need to be performed per our by-laws
- Immediately hold a HOA Board of Directors Election by residents of Behrens Ranch
 - Special HOA Meeting is being called with notices being mailed to all residents including a self nomination form
 - Meeting is to be scheduled for March...please watch the mail and website for meeting details
- Execute agreement between HOA and city over maintenance of existing trial system
 - AC is working with the City legal team to draft an agreement
- City to put up minimal park signage in the 220 acres

Enforcement of Amenity Center Usage

- Recent use of the Amenity Center has resulted in floors and sinks not being cleaned, damage to blinds, lights and ceiling fans left running, balloons tangling ceiling fans, walls damaged by tape/tacks, and thermostats improperly set...causing unnecessary charges to the HOA
- Reservation forms clearly state the rules and stipulate the conditions under which deposits will be returned...when reserving the Amenity Center, the user should carefully read the reservation document and use the check list as a guide when cleaning up and closing the Amenity Center
- If you have a reservation and show up and the Center is not clean, please Certified Management at the phone number posted on the wall or you will be held accountable
- Inspections and Strict Enforcement has been in effect since January 1st, 2009

www.behrensranch.org forum usage and rules

- The intent of the Behrens Ranch website is to create a positive environment where people are able to publicly contribute their views to the Community and get questions or information from residents
- It is NOT intended to be a public blog for residents to go back and forth in meaningless debate
- Numerous complaints in the past 3 months about postings
- We have usage rules and the AC will begin immediate enforcement of the rules
 - Removal of inappropriate postings
 - Removal of user privileges
 - As a last resort we will turn off the forums completely

www.Behrensranch.org usage and rules

1. Residents should post in a way that is respectful of other users. Posted attacks that abuse others in any way will not be tolerated and will lead to a warning and possible editing and/or removal of the post.
2. The moderators and administrators reserve the right to edit or remove any post at any time. The determination of what is construed as inappropriate, indecent, vulgar, spam, etc. as noted in these points is up to moderators and administrators, not users.
3. Members are asked to not act as "back seat moderators." If members note an issue which contravenes something in this policy document, they are welcome to bring it to the attention of the administrators or moderators through the private messaging system. Please do this only if a moderator team member has not replied within a reasonable amount of time.
4. If you have a complaint about another board user, one of our moderators, or anyone else please send a private message to an administrator with your complaint. Do not post accusations to the public boards; this is a private matter between you and the other party. We will investigate the situation promptly.
5. Spam is not tolerated under any circumstance. Users posting spam will be warned and their post removed. Residents wanting to advertise their own businesses can do so in the "Behrens Ranch Business" forum.
6. Do not post URLs to inappropriate sites, such as pornography sites, "warez" sites (piracy sites), racist/hate sites, etc. Not only will your post be edited or outright removed from the forum, but also posting URLs to such sites may result in your posting privileges being revoked.
7. Please refrain from the use of vulgar language, harassment of other users, racial or ethnic slurs, sexism, or slander. These posts will not be tolerated and will lead to a warning and possible editing and/or removal of the post.
8. Do not publicly re-post private discussions with others that were held over messaging clients without permission from all the other owners (participants) of the messages.
9. If you don't like these rules, please don't post. If you break these rules, we reserve the right to revoke your posting privileges. Remember, posting here is a privilege and not a right. Also remember that any discussion of these rules is to be held through the moderator(s) or administrator(s) via private message, and not on the forums themselves.
10. If you are having technical problems with the message boards, please contact a moderator or administrator.
11. The above forum rules where applicable also apply to private messaging. Abuse of the private messaging system may lead to warnings (as above) and/or the revocation of private messaging.
12. All members need to post the name of their subdivision in their "Location" field in their profile. Administrators reserve the right to lock accounts that do not identify a location.

Call for resident involvement

- With the recent City Council actions, we will fulfill our desire to self-govern our HOA with resident members on the HOA board of directors
- With this comes even more and more responsibility and every resident of Behrens Ranch now needs to step up and get involved
- We have opportunities for everyone

**PLEASE SIGN UP, PARTICIPATE AND BECOME
ACTIVE IN YOUR NEIGHBORHOOD**

Call for resident involvement

- Amenity Committee - Responsible for maintaining and enhancing the quality leisure and recreational spaces in the common areas of the community.
- Budget Committee - Responsible for recommending and maintaining an annual expenditure plan which provides maximum benefits and services to the community as a whole and which ensures reasonable annual dues expectation from homeowners.
- Subordinate Architectural Control Committee - Responsible for reviewing and approving property improvements and supporting enforcement of deed restrictions.
- Landscape Committee - Responsible for monitoring enforcement of landscape maintenance contracts and developing long term plans for landscape design and maintenance for all common areas beyond those managed by the Amenity Committee.
- Neighborhood Communications Committee - Responsible for facilitating neighborhood communication on various issues of interest.
- Neighborhood Events Committee - Responsible for planning and coordinating all social events/parties for the Association.

Spring Cleaning

- The Federal Pool and Spa Safety Act to address suction entrapment hazards in public pools...The law became effective December 19, 2008
- As of the effective date, the Behrens Ranch pools were closed in compliance with the law
 - We closed the pool for the winter season and began necessary retrofitting of both pools with filter covers which meet the new standards of the statute.
 - The upgrade was completed on February 23rd
- We also authorized the upgrade of the pool pump filters that should improve the water quality during heavy use periods...work was completed on Feb 5th
- Pool Restrooms have been repainted and the showers have been upgraded with tile and will be returned to full operation when the pool opens
- We also plan to do “spring cleaning” around the Amenity Center and pool area similar to last year
 - Power wash patio of Amenity Center
 - Power wash pool area
 - Clean and replace furniture
- Pool will officially re-open Friday, March 13th, the weekend before Spring Break

Upcoming Events

- The following is a list of neighborhood events scheduled for 2009:
 - **Saturday, March 28th - Neighborhood Garage Sale, 7:00am start**
 - **Sunday, April 5th - Neighborhood Easter Egg Hunt, It will begin promptly at 3pm**
 - Saturday, July 4th - 4th of July Parade starting at the Amenity Center, 8:30am start
 - Saturday, Aug 22nd - Back to School Party at the Amenity Center, 6:30-8:30pm
 - Saturday, Sept 26th - Neighborhood Garage Sale, 7:00am start
 - Friday, Oct 23rd - Halloween Festival at the Amenity Center, 5:30-7:30pm
 - Sunday, Dec 6th - Holiday Party at Amenity Center, 2:00-5:00pm
 - Wednesday, Dec 16th - Holiday lights judging, 7:00pm start

Hog Update

- 13 Hogs removed to date
- No reported hog damage or traffic reported since commencement of trapping
- Trapping suspended due to low traffic
- Continuous re-evaluation when trapping is required again
- Continue to work with City of Round Rock and Brushy Creek Mud



Q&A



Backup

Resources and Committees and How to contact them

- <http://www.behrensranch.org/> Please visit our newly designed website and check out all the cool features. The site is continuously being updated and refreshed to provide a great communication tool for us.
- ac@behrensranch.org is the email list for the Advisory Committee
- budget-committee@behrensranch.org is the email list for the Budget Committee
- amenity-committee@behrensranch.org is the email list for the Amenities Committee
- code-enforcement-committee@behrensranch.org is the email list for the Code Enforcement/Modifications Committee
- landscape-committee@behrensranch.org is the email list for the landscape committee
- communications-committee@behrensranch.org is the email list for the communications committee
- events-committee@behrensranch.org is the email list for the communications committee
- 512-339-6962 or behrensranchma@cmaaaustin.com for Certified Management