

RUBY RANCH NEWS

Quarterly Newsletter

October/November/December
2015

Welcome to our first quarterly newsletter!

One of the issues confronting our current Board of Directors over the last two years has been how to systematically share community news in an efficient and reliable way. We have plenty of information floating around piecemeal in “unofficial” modes of communication, but not in a format that is reliable, complete, and would ensure that all residents receive the information from a trusted, authoritative and unbiased source. There is also a desire to share important information, such as life-safety tips, which we would like to share in manageable doses. For example, in this first issue we will give tips on what to do in and around your home to protect your home from a wildfire threat.

The consensus is to share this information in the form of a newsletter, with details about recent as well as upcoming events. The newsletter will be posted on the Ruby Ranch website and e-mailed to all residents who have signed up to receive e-mail notifications from the website. It is our hope that you will find this newsletter useful and spread the word to your neighbors, who may not yet have signed up to receive notifications from the website. We have made a concerted effort over the last two years to collect as many e-mails as possible, but there are still a few neighbors not on the list. The e-mail addresses are not shared with anyone and are used solely for the purpose of HOA communications and information.

We are excited about the opportunity to post Ruby Ranch news in one place and we hope that this will become a go-to source to be in the know for issues and events in our community.

“While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many.”

-Lady Bird Johnson



In This Issue

- National Night Out is October 6th!
- Unsupervised Pets
- Protect your home from Wildfire
- Clark Cove Gate
- Roadwork completed in 2015
- Front Entrance Landscaping



Unsupervised Pets

In response to complaints about unsupervised, unrestrained, roaming pets and to a recent dog bite incident, the Board has adopted enforcement rules to better allow the association to address violations. Please know that these rules are mandatory to reflect state law that became effective September 1.

Pursuant to our Declarations, animals within the neighborhood are not allowed to become a nuisance. Animals are required to be physically restrained from leaving an Owner's premises unless under the immediate personal supervision and command of the Owner. Allowing an animal to leave an Owner's premises while not under the personal supervision and command of the Owner is automatically considered a nuisance. (See Declaration Section 8.15).

If you witness an unsupervised animal, use your discretion, but do not hesitate to call 911 if appropriate. We also ask you to report unsupervised animals to the Board with the date, time, location, a description of the animal, behavior witnessed, and any other details. Reports may be submitted to Cristi Roberts at cjr_70@hotmail.com. The association does not patrol for violations, and can only address violations brought to the Board's attention.

If you allow your pets to stray onto your neighbor's property, you may be creating problems you are not aware of. We receive many complaints about this and have heard some horrible stories about damage to personal property.

To read the newly adopted enforcement policy, go to www.rubyranchtx.com.

Neighborhood Night Out is Oct 6

Please join us for a night out with your neighbors on October 6' 6:30pm-8:00pm at the Follett's pavilion on East Bartlett drive.

As much as we appreciate the size of our lots, the large expanse of space between our lots can inhibit meeting our neighbors! Come out to meet your neighbors, welcome newcomers to our neighborhood, and speak with representatives from the fire department and sheriff departments.

A main dish will be catered by Miss Reds. Please bring your choice of pot luck sides and desserts to share and enjoy a pleasant evening of community fun.



Did You Know?

Ruby Ranch was a hunting lodge built in the 1950's by Cecil Ruby and originally sat on 4,000 acres? Mr. Ruby was a childhood friend of Lyndon B. Johnson's, who was a regular guest at the lodge.

Tips for Zone 1

Zone 1 is the first 30 ft perimeter surrounding your home.

- Plants should be carefully spaced, low-growing and free of resins, oils and waxes that burn easily
- Mow lawn regularly
- Prune trees 6-10 ft from ground
- Space conifers 30 ft between crowns, trim back trees overhanging house
- Create a "fire-free" area within 5 ft of the home, using non-flammable landscaping materials and/or high moisture content plants
- Remove dead vegetation from within 10 ft of house
- Firewood stacks and propane tanks should not be located in this zone
- Water plants and trees and mulch regularly
- Consider xeriscaping to conserve water

*For tips for Zones 2 and 3, go to:
www.firewise.com*



Photo by Andre Kloppe/Dreamtime Stock Photos

Wildfires: What you can do to protect your home

Every year we are reminded of the terrible threat of wildfires. The Bastrop Fire in 2011 was an eye opener for many of us and certainly highlighted our vulnerability with its proximity uncomfortably close to us. The qualities that we love about living in Ruby Ranch are the same qualities that make our neighborhood a high risk for wildfire. However, there are things you can do to help protect your home in the event of a wildfire. The following excerpt was obtained from www.firewise.com and is a great source to learn about reducing the risk of wildfire:

Using the Zone Concept

The primary goal for Firewise landscaping is fuel reduction—limiting the amount of flammable vegetation and materials surrounding the home and increasing the moisture content of remaining vegetation. The home itself and everything around it up to 100-200 feet is known as the "home ignition zone." In areas across the country where the risk of wildfire is high, the home ignition zone extends up to 200 feet beyond the actual home structure. Within this 200 foot area, there are three zones:

Zone 1 encircles the structure and all of its attachments (wooden decks, fences and boardwalks) for at least 30 feet from all sides. Note: the 30-foot number comes from the very minimum distance, on flat ground, that a wood wall can be separated from the radiant heat of large flames without igniting.

Zone 2 is 30 to 100 feet from the home, and plants in this zone should be low-growing, well irrigated and less flammable.

Zone 3 is 100 to 200 feet from the home and in this area should be thinned, although less space is required than in Zone 2.

What's up with the Clark Cove Gate????!!!!

Anyone living behind the Clark Cove Gate must be wondering what the heck has been going on with it and why it took so long to fix. This was one of those unfortunate "tip of the iceberg" stories with the discovery of more bad news with each step in the process.

What began as an intermittent problem lead to the discovery of exposed wires which were shorting out, which lead to the discovery that the conduit used to run the wires were not up to code, which lead to running new conduit and wiring and relocating the wiring boxes above ground to eliminate the nagging problem of fire ants and water.

As with any job which requires digging, there were also delays related to scheduling the appropriate parties to mark the natural gas, power and telephone lines. After a lengthy process, the gates were at last repaired and functional on September 14th.

What may have appeared to be a project that wasn't getting attention, was an arduous process that required many volunteer hours and delays beyond our control. Special thanks to Paul Czarnocki and Mark Rawlings for all your hard work!



Volunteers Needed!

As a self-managed Home-owners Association, we are in constant need of volunteers for various committees and tasks and always short of helping hands.

If you have a special talent, or you just want to be involved in the Ruby Ranch community, we want to hear from you! Please e-mail us at: board@rubyranchtx.com

As always, we welcome you to the monthly Board meetings. Dates and times are posted in advance at: www.rubyranchtx.com.

Committee Updates

Landscaping

We have been working hard to spruce up our front entrance. Last year we installed the heightened curbs to alleviate driving through our landscaped areas. Last year we also installed solar lights on our flags to be in compliance with flag laws (did you know if you fly an American flag at night it is to be lit?!) This spring we dug in and reconfigured the layout, installing dripless irrigation, new lighting and new plants into the beds. We've completed the irrigation project for the grass area AND we just installed a great new community sign. Now for the fall we will lay some seed and enjoy our beautifully updated entrance!

Roads

In 2015 we completed Phase 2 of the ongoing Sealcoating project. Labenski, W. Bartlett, Story, Ware, Mangum, and Will Banks received asphalt repairs and Sealcoat. Warranty work was also performed on Ruby Ranch from Humphreys to W Bartlett. Numerous sign repairs and upgrades were performed as well. In 2016 Phase 3 will be performed with repairs and Sealcoat being applied on Ruby Ranch Road from 967 to the 2nd Culvert, Montgomery, Walter, and Matzig.