

The FAIR OAKS Gazette

September 2014

Volume 4 Issue 9



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

From the Mayor's Desk...

"Everyday is a Good Day in Fair Oaks Ranch"©

Summer is on its way out yet Fall plus holiday season is quickly approaching! School started August 25th...another sign Fall is rolling in. Stay alert and watchful as our students make their way to school possibly walking, biking, waiting for the bus, driving, etc. Of course, School Zones prohibit the use of cell phones to include texting as well as reduced speed limits.

Brush/Bulk Trash Pickup running slower than usual this August. The company providing the service is Allied Waste (210-648-5222) who is working diligently to catch up with their published schedule for Sector 1 and 2 and finally finish out with Sector 3. No one likes the prolonged appearance of the brush and bulk trash longer than need be. Speaking of Allied, there is ongoing discussion about the recycling component of their service. A number of residents over the past few years express their interest in a recycling can versus a shallow bin. Driving through the various neighborhoods the past 8-10 months, recycling is increasing with bins overflowing and trash blowing into the neighbors' yards. Another option could be a container similar to the current regular trash receptacle holding more volume with a "closing lid". City is certainly open to your thoughts on the subject (mayor@fairoaksranchtx.org or 210-698-0900).

There is an excellent article this month from Kevin Belter on taking care of our irrigation systems as well as drip irrigation information. Sometimes, it is difficult to detect irrigation leaks especially in buried pipe systems. As the ground constricts and contracts with weather changes, it creates wear and tear on those components which are not so visible and the leak is not detected

quickly. Get a check up scheduled for your system. When the City is in Drought Stages, the water bill tends to be very high with undetected leaks. Excellent practice is to always shut off your water supply when away from home even overnight as an in-house leak could occur as well. In May, the "Leak Appeal" process for non-essential water consumption (i.e.: outside watering, leaking faucets, etc.) changed and is no longer eligible for a Leak Appeal request.

The City's fiscal year ends September 30th and the new FY 2014-2015 begins October 1st. The proposed budgets for the General Fund and the Utilities Fund are available for viewing at City Hall or on the City's website (www.fairoaksranchtx.org). New water and wastewater rates will be effective October 1st. You will receive notice in the monthly billing. The basic monthly water billing with ¾" water line and 6,000 gallons increases \$3.00 plus or approximately 8%. The primary increase is due to additional fees from GBRA. Wastewater rates increased about 1% due to inflation basically.

City Hall as usual began the upcoming FY2014-2015 Budget process in May. As you read this, two Public Hearings are scheduled for September 8th and September 12th concerning the proposed property tax rate and the proposed budgets. (Details on City's website – www.fairoaksranchtx.org, or call 210-698-0900.) The regular Council meeting agenda September 18th will have Consideration/Action item for Council to adopt

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FAIR OAKS RANCH

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ARTICLE INFO

The Fair Oaks Gazette is mailed monthly to all Fair Oaks Ranch area residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for the Fair Oaks Gazette, please email it to fairoaksranch@peelinc.com. The deadline is the 15th of the month prior to the issue.

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Animal Control.....210-698-0990

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From the Mayor's Desk (Continued from Cover)

the tax rate and the budgets for the upcoming Fiscal Year 2014-2015. Kendall Appraisal District collects the city taxes for all three counties in the city limits; no change in exceptions or early pay discounts to our residents.

You probably read about Council calling for a Bond Election this upcoming November 4, 2014 election date not to exceed \$ 7,000,000. The Bond Issue is for Streets plus related Drainage and Utilities. The 8-Year Street Maintenance Program can not financially support problematic issues such as eroding streets from the early development years as well as high traffic thoroughfares and arterial streets. The Street study conducted five years ago provides data support to seriously move forward on major repairs, replacement, etc. More detailed information will be shared soon. The Municipal Bond interest rates are on the low side which reinforces the time is now to move forward. The overall goal is to provide sustainable valuation for our properties as they represent major financial investments for our residents. Public streets are a vital component of valuation.

Council has been staying very busy the past six weeks or so. Recently Council approved the architectural drawings for the Public Safety Facility to include Municipal Court (~8,000 sq.ft). The Police Department of seventeen shares a 1,700 sq.ft. office space 24/7. There is no more expansion and as the surrounding areas including Fair Oaks Ranch continues to grow, more police personnel will be needed. Since 1988, the City campus continues to transform itself and this will be a major step forward taking the City into the next 25 years. Once the current Police Station is vacated, it will be retrofitted for some city departments currently in City Hall to move over. That move over then opens up space in City Hall. Over the next 10-15 years, all city departments will need additional personnel. (Historically, about 25% of citations issued by the City's finest are to residents; the other 75% are non-residents. The population growth will increase the numbers yet hopefully not increase the percentage ratio.)

The Automatic Meter Readers are being installed now!! The Energy Performance Contract initiated last year is quickly progressing. The Automatic Meter Reading (AMR) conversion is completed for City facilities and is now converting residents old meters throughout the City and expects to be completed within 3-4 months. This project provides daily water consumption usage data, quicker notification to water customers re abnormal usage eliminates 4-5 days per month for manual reading by public works personnel and will allow for individual users to check their own consumption and accounts regularly. There are numerous efficiencies achieved with AMR as well as a more effective operation overall. There are water conservation merits with the new AMR system. We talked about AMR coming for the last 4-5 years. So glad it's here!

The robust economy continues to propel growth in Fair Oaks Ranch area. Active subdivisions are Setterfeld, Cibolo Trails, Trailside, Stonecreek, Enclave, River Valley, Front Gate and Elkhorn

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FAIR OAKS RANCH

From the Mayor's Desk (Continued from Page 2)

Ridge plus many empty lots throughout the City now have houses. Even in this positive economy, the professional expectation is that a development will build out in 4-7 years. This year building permits are exceeding 130 and expect the same next year. Previous planning was an average of 60 per year with approximately 90 at a high and 25 at a low.

Annexation is important to you and to the City as a whole. From City Hall's viewpoint, annexation of a development allows for more and better control of the area. The City has authority to enforce its laws. The City collects revenue from the new housing which benefits all property tax payers as the costs for services is spread over a larger base of tax payers thereby keeping individual property tax rates down. Property in the City's ETJ – not annexed – use the same roads as we do but do not financially contribute to the maintenance and care of the roads. In addition, through the inter-local First Responder agreements, our police, fire and EMS services generally are the first to arrive to those ETJ properties yet not contributing to the City's cost.

The Elkhorn Ridge subdivision is expressing interest in submitting a Petition for Voluntary Annexation soon. It is located off of Dietz Elkhorn toward IH 10 across from Front Gate's back entrance. San Antonio Water System (SAWS) is providing the water and wastewater

to the new subdivision as it does to Front Gate and commercial properties at IH10 entrance into FOR. This new area has expanded green belts plus a separate recreational area and 288 homes with average cost at \$400,000-\$450,000. The developer also has Setterfeld and Front Gate subdivisions both annexed into the City.

The City began in 1988 with .25/\$100 tax rate; today it is .2663/\$100. Gross property valuation increased approximately \$70,000,000 this year (increase value of existing properties and improvements plus new housing.) The property tax rate can be lowered to .2541/\$100 FY 2014-2015 giving the City the same amount of revenue on the same properties as last year. This is often referred to as the Effective Tax Rate.

The City is in Drought Stage 1 and based on current test well level at 1035 as of August 25th, Drought Stage 2 may be coming sooner than later. Again, water conservation and practicing efficient usage of irrigation systems can be very effective at reducing consumption and save both water and your money.

Time to say "thank you" for reading through the monthly "From the Mayor's Desk..." and know that we are always open to visiting whether by email, in person, telephone, etc.

Respectfully,

Cheryl Landman, Mayor

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FAIR OAKS RANCH

IRRIGATION SYSTEM IMPROVEMENTS

By Kevin Belter

As we are ending summer and moving into the fall and later winter months, it is a perfect time to make adjustments to our existing irrigation systems. Doing such promotes that the 2015 spring and summer water usage plus costs can be less yet provide more efficient and effective usage than 2014.

Whether it is a new installation or existing system modifications, I want to assure you that using both the best contractor and water-wise products are smart long-term investments. This investment will reward you with fewer plant replacement costs, less disease plus pest service costs, less frequent irrigation parts replacement plus service charges, and a decreased water bill. I can't stress enough the importance of "you get what you pay for" and that, "if it ain't broke don't fix it", are fallacious and counter-productive adages. If the irrigation system is not efficiently and effectively using water as is currently possible – it is wasteful and harming the communal water supply. Chris Carter with Carter Irrigation, a local 2nd generation family owned company, is a licensed irrigator plus a licensed backflow tester, notes "that the expected water usage savings could very well be between 20-50% for the typical Fair Oaks Ranch resident".

The first step is to have a professional full-system check and evaluation. As with any contractor, credentials/licensing are crucial to making sure your investment is a sound one. In this particular situation, you should require proof of a current licensed irrigator and licensed backflow tester, and insure the contractor has both extensive experience in repairs and new installations.

Things you should hear from a professional licensed evaluator include: installation of smart water products, smart water nozzles, pressure compensating heads, pressure regulating valve heads, SAM heads, master valves, smart controllers, etc. In addition, drip irrigation as an alternative is proposed by removing all riser and pop up heads in landscape beds, converting all to preferably copper shielding drip systems as the sole source of irrigation for all landscape beds, and adjustable bubblers for installed tree irrigation. You should be informed as to (1) which sprinkler heads are misting heavy; (2) where lowest elevation sections of the system are seeping even when system is shut off, and (3) areas in the system that show signs of undesirable runoff and erosion.

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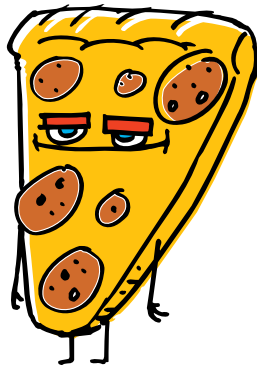
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Irrigation System (Continued from Page 4)

The second step is to look specifically into the smart controller features that suit your needs best and the selection of the sprinkler line you wish to use for replacing an existing system. The three top manufacturers of smart controllers are: Rainbird, Hunter, and Weathermatic. When programming (even on a single day of watering during restrictions), it is actually best to set your system to go off twice for maximum absorption of the water into the intended soil area. The sprinkler system itself for maximum efficiency should be a uniform system of components from one manufacturer not mixed. Rainbird or Hunter provides top product lines with appropriate system components. The third step is to look into which heads may need to be moved, or added to insure total necessary coverage as well as head-to-head coverage. The fourth step is landscape design adjustments such as expanding beds/decreasing turf, grade changes, rocks aping and the like, which we will cover in next month's article.

My final thoughts on this irrigation issue are for those homeowners who would like to tackle this project on their own, but don't know where to start to accomplish it. Let me say bluntly, do not go to the major do-it-yourself hardware stores! Rather, call a professional-grade distributor such as Horizon Distributors or similiar, who has a San Antonio outlet. The professional-grade distributor will assist you with the appropriate information and also the parts needed to update your irrigation system.



FREE YOUTH EVENT

Pizza, Music and Comedy What's Not to Love?

The HCPCC will sponsor a youth event with comedian Mike Williams on Sunday evening September 21 at 6:00pm. The event is free to all older middle school and high school youth and their families. It will be held at the Geneva Lyceum Student Center on Cascade Caverns Road in Boerne. Mike will share from his two comedy performances, "Life....And How to Get One" and "Love is Not a Three Letter Word ...and Sex is Not a Four Letter Word".

For more information or to reserve seating for larger groups please call Kimberly at 830-249-9717.

A Joyful Heart is Good Medicine

The Hill Country Pregnancy Care Center's Annual Gala will be this September 23 at Oak Hills Church from 6:00-8:00pm.

This year's program will feature motivational comedian Mike Williams. Mike has a serious testimony about life yet his outlook on life is uplifting and hilarious. Mike's material has been seen on The Tonight Show with Jay Leno, Late Night with Conan O'Brien, The Arsenio Hall Show, and others. Many people recognize his voice from his daily spots on SiriusXMradio Laugh USA and Blue Collar Radio. Worship leader Bethany Turturro Jacobs will share in testimony and song.

There is no cost for the dinner and program; although an opportunity to support the HCPCC will be provided. Many thanks go to the generous underwriters who make this event possible. For more information or to reserve seating, please call Shirley at 830-249-9717.



Life

"A cheerful heart is good medicine..." -Proverbs 17:22

Hill Country Pregnancy Care Center
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INJURY PREVENTION IN YOUNG ATHLETES

By Brett Neilson and Mike McTague, Doctors of Physical Therapy Orthopedic Certified Specialists

As another fall sports season approaches, a major goal of the coaches, trainers, and parents is keeping the athletes healthy and contributing to their respective sports. However, injury is inevitable and part of the game. Pediatric athletes present with a variety of injuries, the most common being the overuse type like Osgood-Schlatter disease and stress fractures. These injuries occur due to excessive stress placed on bone, muscle and tendon tissue that are constantly growing and not always at the same rate. Risk factors for these injuries include asymmetry in joint flexibility/mobility and muscle strength, impaired balance, training and recovery errors, and previous injury. There is potential for many overuse injuries to be prevented by knowing and following a few simple principles.


Pre-participation physical exams can be helpful for identifying many of the risk factors mentioned previously. It is recommended that these exams should include at minimum an assessment of joint mobility and flexibility and muscle strength and flexibility, as

well as a thorough review of the past medical history to determine if the student is even appropriate for athletics. Recently, functional screening tools have been developed to reveal asymmetries and imbalances during basic movement patterns that are the foundation for many of the movements required during sport.

Training and conditioning play a major role in injury prevention as well. The term "cultural deconditioning" has been coined recently to describe the decrease in physical activity in our youth that has coincided with an increase in video game and computer use. So when the offseason ends and it's time to get out and enjoy the 105 degree Texas heat, the body is not ready to stand up to the stresses suddenly placed on the body. A way to combat this is to promote an active, healthy lifestyle by putting down the Xbox controller and spending more time outside, taking part in offseason conditioning camps, or participating in local fitness classes.

(Continued on page 7)

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(Continued from page 6)

A guideline known as the “10% rule” has also been developed to allow student athletes to transition back into sports activities. The idea is that the amount of training time, distance, repetitions, or load should not be increased by greater than 10% per week. For example, if a student is running 10 miles per week, they should not run more than 11 miles in the following week.

Knowing the signs and symptoms of overuse injuries is paramount. They are all too often written off as “growing pains” and are allowed to increase in severity, resulting in extensive time away from sport during the recovery process. Common signs and symptoms include pain that is persistent in nature, takes longer than usual to resolve, visible swelling, tenderness that can be localized to one area, and/or require interruption of normal athletic activities.

Finally, having an open-line of communication between the coaches, trainers, other health care professionals, parents, and athletes is imperative in injury prevention. Lack of or inconsistencies in the transfer of information between any of these parties can result in delayed access to proper prevention or treatment techniques and keep the athlete from performing at the highest possible level.

Trinity Glen Rose Groundwater Conservation District Water Conservation Audit



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Please contact us at 210-698-1155 with questions, or to schedule a free in-home audit!

To learn more about Trinity Glen Rose Groundwater Conservation District, please visit us at www.trinityglenrose.com.

FAIR OAKS *Gazette*

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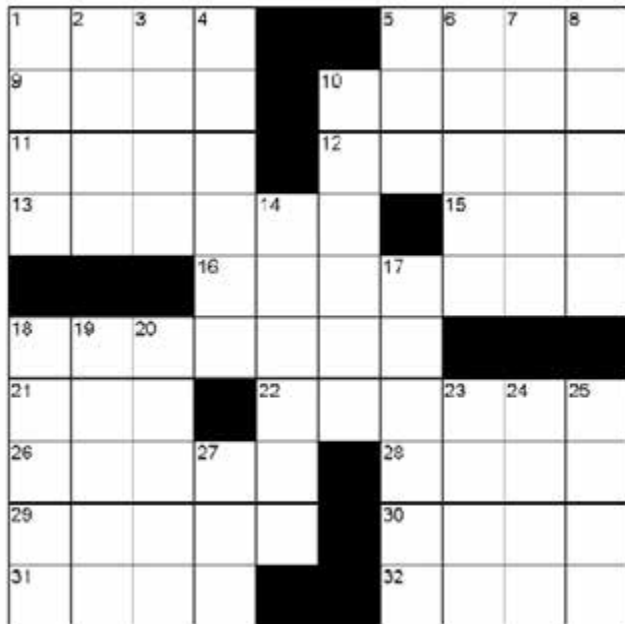
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The Lodge at Leon Springs is pleased to announce the addition of several newly-constructed one bedroom cottages, broadening independent living choices available for seniors in our community. Our spacious one and two bedroom cottages (800 & 1,500 sq ft, respectively) are each equipped with large screened patios, a fully functional kitchen as well as a laundry room with washer and dryer. Cottage residents enjoy dining options that include the delivery of three hot meals to their home(s) or joining friends and fellow residents in our assisted living home. For the comfort and convenience of our residents, The Lodge provides housekeeping, as well as facility and grounds maintenance. Activities are offered and designed to enhance quality of life and encourage new friendships.



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