

The FAIR OAKS Gazette

October 2014

Volume 4 Issue 10



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

From the Mayor's Desk...

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

October is here...weather is cooling down and hummingbirds are migrating through our city. They provide great entertainment – morning and evening!!

CITY BUSINESS

August and September are always busy months for the City as the current fiscal year ends September 30th and a new one begins October 1st. Council approved keeping the same current property tax rate of .2663 cents per \$100 of valuation. Property valuations increased this past fiscal year with new housing and renovations/remodeling of current housing. City kept the early-pay discounts for property taxes at 3% if paid in October, 2% in November and 1% in December. The General Fund revenue is slightly more than \$ 4.5 Million with corresponding expenses at the same amount giving the City a balanced budget. In addition, the City provides Property exemptions as (1) required by law for disabled veterans, (2) \$ 5,000 for a homestead and (3) \$20,000 for 65 and over, if owner is a full-time resident in the homestead.

The FOR Utility Enterprise budgets approximately \$ 4.4 Million revenue with \$ 4.4 Million expenses rounded up. There are approximately 2,700 water connections today.

One additional employee is added and that is a Police Department Administrative Clerk making a total of forty five employees for the City. Marcus Jahns, Interim City Administrator, recommended additional expenditures to develop an implementation plan for enhancing informational and communication capabilities, staff training to address specific

deficiencies, IT evaluation and plan plus develop a program to address the state-mandate stormwater initiative.

The City's tax rate has been stable with minor fluctuations over the past nine years. The tax base has averaged a 5.23% growth rate over the same nine year period. The FOR Utility sees water rate increase due to GBRA's increases; wastewater rate has minimal 1% increase. Trinity Glen Rose Groundwater Conservation District proposes an increase from \$22 to \$30 per acre feet of water. Our current contract provides "no charge" to FOR water customers if total annual usage of groundwater is below 50% of total water consumption. Your current water bill will note "zero" for TGRGCD at this time as FOR used more GBRA surface water than groundwater this past year. Friendly reminder: once a week watering applies year round; please water on your designated weekday – Monday through Friday only (no weekend watering allowed). Drought surcharges are still in effect at this writing.

The City is moving forward on a new Public Safety Facility. It will be located on the current City Campus opposite the FOR Homeowners office building. The new facility will include Municipal Court as well. The architectural firm is finalizing details now and anticipates a final design late October. The recent cost estimate is \$1.8 Million and will be a pay-as-you-go project with approximately \$ 1.3 Million in Reserve status at end of this fiscal year. Almost, \$ 550,000 is coming from the sale of the city-owned office building at Dietz-Elkhorn and Fair Oaks

(Continued on Page 2)

FAIR OAKS RANCH

ADVERTISING INFO

Please support the advertisers that make Fair Oaks Gazette possible. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or advertising@peelinc.com. The advertising deadline is the 20th of the month prior to the issue.

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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Fair Oaks Ranch Elementary210-698-1616

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From the Mayor's Desk (Continued from Cover)

Parkway. As population continues to grow in both the annexed and non-annexed areas of Fair Oaks Ranch, Council is moving forward to be service-ready for the safety of all.

During the upcoming 2015, the City will coordinate with Texas A&M AgriLife Extension Service for additional programs such as Rain Barrel Workshop, Landscape and Water Conservation, etc. If you have ideas for similar topics, please let me know. We anticipate four workshops on a variety of topics. (BTW, a special thank you to those who shared their thoughts re the proposed recycling container changes in 2015 from last month's newsletter.)

STREET INITIATIVE 2014 BOND

The Council called for a November 4th General Obligation Bond Election. This newsletter is providing information relating to the project with a map, street listing and Frequently Asked Questions. There will be an open-house meeting scheduled for the 2nd/3rd week of October. Election day is November 4th and early voting begins October 20th.

MENTORS NEEDED!!

The Fair Oaks Ranch Elementary (FORE) school needs volunteers to mentor students especially with reading. Spend up to 30 minutes one day a week to encourage the young students to improve their reading skills. Recently spoke with a young man – almost 20 yrs. old – who needed help. This young man, Jordan B., while in the 2nd grade at FORE looked forward to seeing his reading mentor every Wednesday. Not only did Jordan improve his reading skills, he felt like he had a new friend as well...to this day, Jordan feels great respect for his mentor. Contact Deborah Saldana, Counselor at FORE and share your time with a youngster reading together. He/she will never forget you. (Deborah.Saldana@Boerne-isd.net or 830-357-4807.)

CLOSING DOWN NOW

Amazing how quickly a month goes by. The last quarter of the year just flies as all of us begin to consider the holiday season – Halloween, Thanksgiving, Christmas and then the New Year. Last

Halloween, we held a neighbor street gathering handing out candy and enjoying each other's company. Lots of fun for all!! Look forward to seeing many of you at Night Out on October 7th.

Special thank you again to Peel Inc. for publishing FO Gazette. You can sign up to receive it by mail or on-line. Go to www.peelinc.com for details.

*Respectfully,
Cheryl Landman, Mayor*

MONTHLY QUOTE:

"It does not matter how slowly you go as long as you do not stop."

- Confucius

FAIR OAKS RANCH



Trinity Glen Rose Groundwater Conservation District Water Conservation Audit

Trinity Glen Rose Groundwater Conservation District (TGRGCD) would like to ask for your continued help in reducing demand on groundwater resources. We offer a free on-site consultation to identify problem areas that could be resulting in higher water usage to home or business owners residing within our District. Following the visit, we offer recommendations to help reduce water usage both inside and outside the home and a "goody" bag full of conservation-related items, including a hose timer, moisture meter, and low-flow showerhead.

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.

AXIS REALTY - FAIR OAKS

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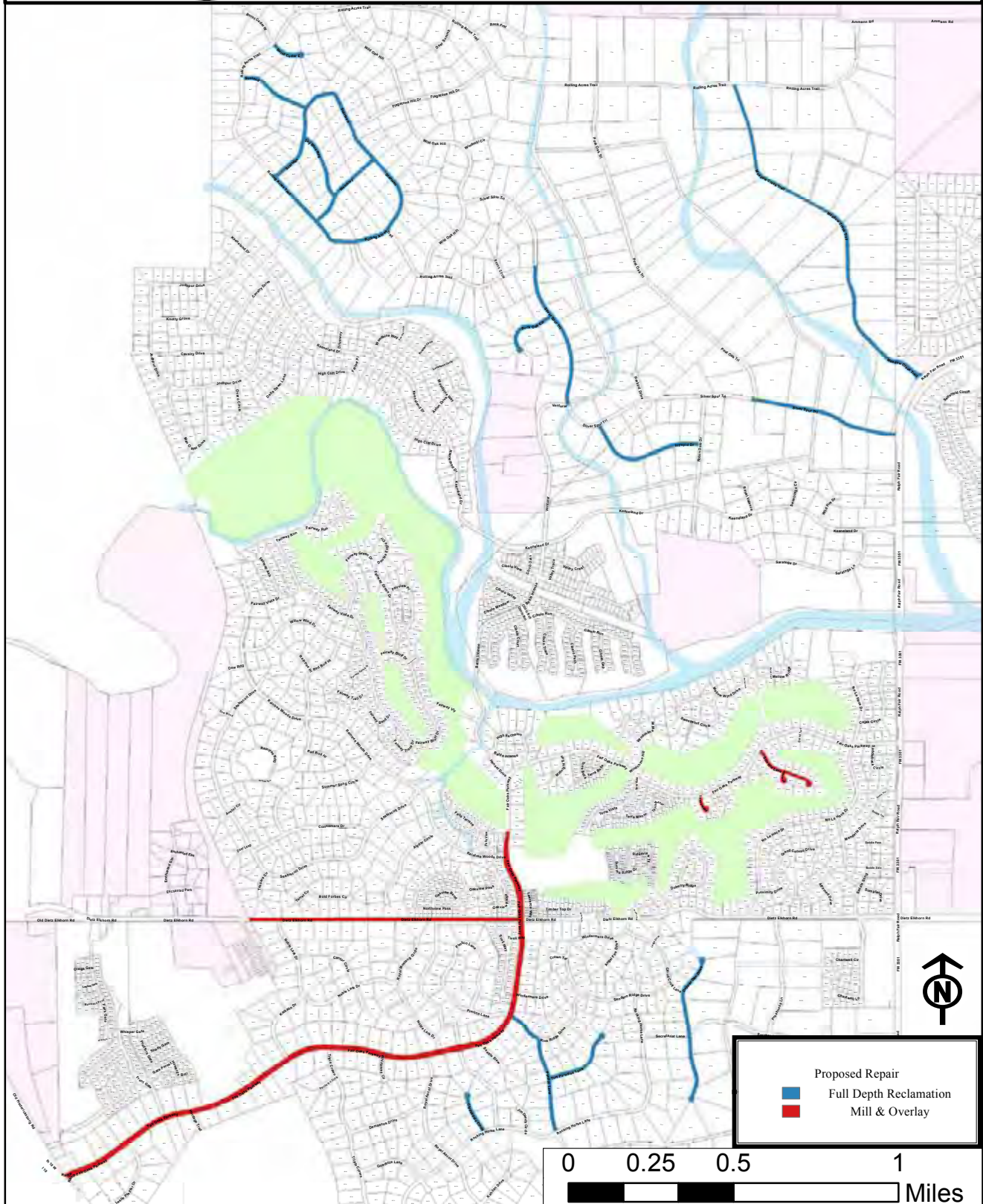


DIANNE SUTTON
LICENSED REALTOR
210.823.2007
Fair Oaks Area

FAIR OAKS RANCH



Street Initiative 2014 Bond Proposal



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FAIR OAKS RANCH

City of Fair Oaks Ranch Street Initiative 2014 Bond Proposal

Street	Proposed Repair	Area (SY)	Unit Price	Cost
Burnt Cedar East	Full Depth Reclamation	1,821	\$27.23	\$49,585.83
Clydesdale Circle	Full Depth Reclamation	2,028	\$27.23	\$55,222.44
Dapper Dan	Full Depth Reclamation	6,795	\$27.23	\$185,027.85
Dietz Elkhorn (Fair Oaks Parkway to West City Limits)	Mill & Overlay	14,142	\$17.55	\$248,192.10
Fair Oaks Parkway (IH-10 to Falls Terrace)	Mill & Overlay	62,938	\$17.55	\$1,104,561.90
Intrepid Drive	Full Depth Reclamation	5,227	\$27.23	\$142,331.21
Pimlico Lane (Fair Oaks Parkway to Rocking Horse Lane)	Full Depth Reclamation	5,733	\$27.23	\$156,109.59
Meadow Creek Trail	Full Depth Reclamation	15,000	\$27.23	\$408,450.00
Rock Oak Circle	Full Depth Reclamation	2,972	\$27.23	\$80,927.56
Rolling Acres Trail (Scarteen to Scarteen)	Full Depth Reclamation	7,333	\$27.23	\$199,677.59
Scarteen	Full Depth Reclamation	11,424	\$27.23	\$311,075.52
Scintilla Lane	Mill & Overlay	3,641	\$16.10	\$58,620.10
Silver Spur Trail (Ralph Fair to Post Oak Trail)	Full Depth Reclamation	6,373	\$27.23	\$173,536.79
Silver Spur Trail (Venturer to Rolling Acres Trail)	Full Depth Reclamation	6,280	\$27.23	\$171,004.40
Sky Blue Ridge	Full Depth Reclamation	2,868	\$27.23	\$78,095.64
Slumberwood	Mill & Overlay	1,301	\$16.10	\$20,946.10
Softwind Circle	Mill & Overlay	905	\$16.10	\$14,570.50
Sunland	Full Depth Reclamation	4,060	\$27.23	\$110,553.80
Turf Paradise	Full Depth Reclamation	3,670	\$27.23	\$99,934.10
Wembley	Full Depth Reclamation	3,691	\$27.23	\$100,505.93
Drainage Improvements	Lump Sum	1	\$490,940.20	\$490,940.20
Fair Oaks Parkway Headwalls	Total Units Each	32	\$4,500.00	\$144,000.00
I-10 Entrance on Fair Oaks Pkwy	Lump Sum	1	\$491,041.25	\$491,041.25
Street Striping	Total Linear Feet	68,240	\$1.04	\$70,969.60
Street Markers	Total Quantity Each	3,412	\$10.00	\$34,120.00
			Sub-Total	\$5,000,000.00
	Barricades, Signs, & Traffic Control (3%)			\$150,000.00
	Mobilization, Bonds, Insurance, etc. (11%)			\$550,000.00
		Engineering (16%)		\$800,000.00
		Contingencies (10%)		\$500,000.00
			Total	\$7,000,000.00

BOERNE YMCA



As part of the Boerne YMCA activities, Meg Niece and Shirley Smith along with other members enjoyed a tour of the Cathedral of San Fernando and the Spanish Governor's Palace in San Antonio

TEXAS A&M AGRI LIFE EXTENSION

Hackberry Psyllids

Late summer into fall, people may notice tiny insects that are mottled grayish-brown collecting near windows, especially if hackberry trees are nearby. Hackberry psyllids (pronounced sill-ids) look like tiny cicadas and are actually closely related to them. Adults are about 1/8 an inch long.

Another name for hackberry psyllids is hackberry nipple gall maker. Adults lay their eggs on hackberry leaves in the spring. When eggs hatch, the psyllid feeds on the leaf and the leaf responds by developing a small pocket around the insect. The pocket is called a gall. Hackberry trees do not show long term damage from the galls or feeding of the psyllids, but the galls can make the tree unsightly.

These insects are not harmful to humans or companion animals. In the fall, the insects are searching for overwintering sites. They normally overwinter under the bark of trees, but sometimes they will utilize whatever crack or crevice they can find. This, along with the psyllids being attract to lights at night, can lead them near doors and windows and sometimes they end up inside the home.

To manage fall invasion of hackberry psyllids:

- Use fine mesh (18) screening
- Reduce outdoor lighting or use bulbs that are less attractive to insects
- Use sealant to seal cracks and crevices
- Insects that find their way indoors can be vacuumed up

The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied. Extension programs serve people of all ages regardless of race, color, religion, sex, national origin, age, disability, genetic information or veteran status.



FAIR OAKS RANCH

GENERAL OBLIGATION 2014 BOND ELECTION

CITY OF FAIR OAKS RANCH STREET INITIATIVE

Frequently Asked Questions

City Council has called a Bond Election for the City of Fair Oaks Ranch voters on November 4, 2014 to approve a Municipal Bond. A number of questions come to mind as this initiative goes forward for your vote. The following provides some answers to the FAQs.

1. What is a Municipal Bond?

Municipal bonds are financial instruments sold by state and local governments (such as the City of Fair Oaks Ranch) to raise money for major public works projects – streets, hospitals, schools, etc. This 2014 Street Initiative Bond covers existing annexed city streets only (see map and street listing).

2. Why is the City proposing a Municipal Bond?

- Our proposed bond is specifically for planned streets, related utilities and drainage needs throughout the city. Many of our streets need extensive maintenance - are 30+ years old with insufficient top layers, bases, plus eroding widths which are a major safety concern. Streets such as Fair Oaks Parkway and Dietz Elkhorn are highly traveled thoroughfares.*
- Maintain traffic safety is a top priority.*
- Low bond interest rates plus construction cost inflation, suggest the time is now. Delaying action for a bond will ensure higher costs as interest rates and inflation increase as well as a continuation of deteriorating streets.*

3. Doesn't the City's historical annual 8-Year Street Maintenance Program take care of street needs?

- Since 1988, the City rotates each city street every 8 years for general maintenance.*
- The approximate \$300,000 annual budget for the 8-Year programs allows for the chip seal process and very minor repairs. It does not include extensive maintenance/repairs/reclaiming/rebuilding/etc.*
- The Street Evaluation study conducted by HVJ Associates in 2010 presents a Deterioration Curve for our streets based on initial construction dates encouraging the City to take a proactive approach for street stability and safety.*
- The Strategic Plan approved by Council August 15, 2013 sites streets being a priority concern for sustainable valuation of our properties and to maintain a "first class city". This bond initiative highlights safety first plus "curb appeal".*

4. How much will this bond be and how many years will it take to payback?

Unlike the majority of states, the State of Texas does not provide financial aid to local governments – cities, counties, etc. This Bond Proposition has the overall bond initiative not to exceed \$7,000,000. Upon approval by our voters, City Council will finalize the payback term considering the prevailing interest rates plus early payoff options and the financial impact on property owners.

5. Today, what would be the approximate addition to property taxes for a 15 Year Bond assuming the interest rate range falls within 2.75%– 4.00%.

Appraised Property Value	15 Year Bond 2.75% - 4.00%	
\$ 300,000	\$ 178 - \$ 195	Annually
\$ 500,000	\$ 296 - \$ 325	Annually

**This chart is approximate! The exact amount depends on prevailing interest rates and length of bond payback.*

6. What is the City's credit rating?

The City itself is not currently rated by a credit rating agency, yet the strong financial stewardship of the City indicates that the City will obtain a strong "Investment Grade" rating when it comes time to sell the proposed bonds. The 2002 Fair Oaks Ranch Utility bond purchasing the FAIRCO Utility Company has been successful providing a positive historical pattern for the City as a whole.



Independent and Assisted Living



Situated in the historic setting of Leon Springs, between The Dominion and Fair Oaks Ranch, **The Lodge at Leon Springs** is one of the Hill Country's true gems. Family-owned for eighteen years, the fourteen-acre property showcases majestic trees, a lovely spring-fed pond and is home to an array of wildlife species, including ducks, fish, deer, and turkey to name a few. The animal companions of our residents are also welcomed as part of our community and considered extended family, as well.



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.

Sit and enjoy the beauty of nature at its best and the serenity of the historic Leon Springs.

While some communities require a substantial, long-term, financial commitment, The Lodge at Leon Springs takes a different approach. While we prioritize the physical and emotional well-being of seniors, we respect their financial concerns, as well. To schedule a tour of our new one bedroom cottages and our unique community, contact Steve Kitchen at 210-410-3864 or stevekitchen@sbcglobal.net



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FAIR OAKS RANCH

LANDSCAPE DESIGN IMPROVEMENTS

Turf is high maintenance from mowing, to water use, to chemical applications for fungus, weeds, or insects that damage your grass. A very good way to decrease these expenditures, water use and the application of toxic chemicals is to decrease the surface area of turf on our property by investing in your most irreplaceable plants – your trees, increasing landscape beds and use of rockscaping.

Trees have much lower water use requirements overall as a result of their expansive root systems. A week without water will yellow or brown out your grass, while mature, native trees go a month or more without water before leaves wilt or leaves drop. While grass/turf can be re-sodded quickly, decades-old trees cannot.

I recommend creating a landscape bed for native tree motes (term for a group of trees), or increasing the size of your existing beds. Proper bed design considerations include: coverage of critical root protection zone (minimum of 6" per diameter inch of tree trunk at outside edges of mot), gradual curvature for ease of mowing, and when possible use them as a drainage destination for rain water. Beds should be mulched to a depth of approximately 2-3" annually, with the previous year's mulched recycled into your turf areas to add decomposing organic material as a soil and plant health promoter.

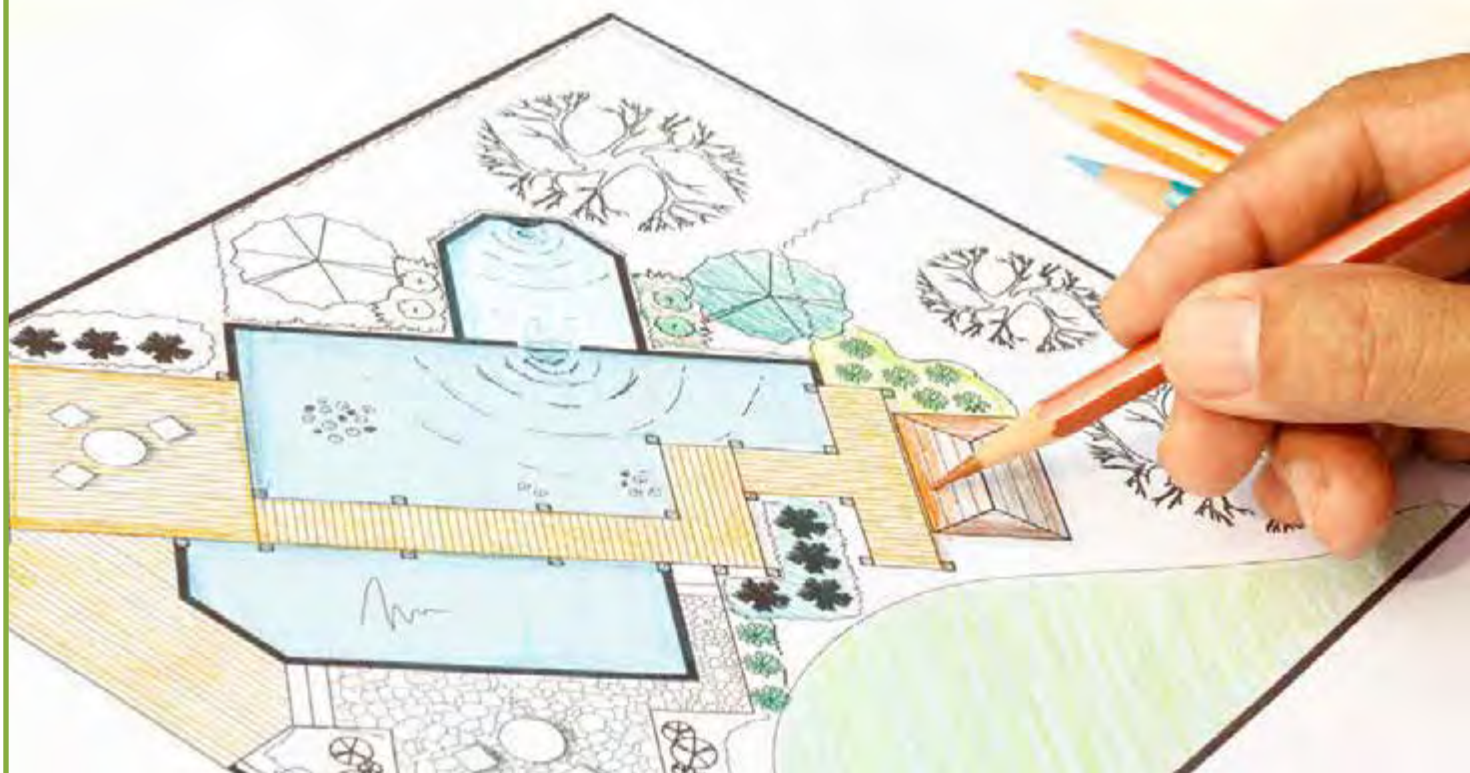
Unfortunately I often see landscape designs and grading developed in such a way for rainwater to quickly be moved off a property to a road way or greenbelt drain area. A better design purpose would be to insure that drainage only occurs after your entire property reaches what is called

field saturation or the gaps in your soil profile are filled with water.

Often times our clay soils harden from drought and a quick heavy rain will run right off your property before there is much absorption into the soil. If done properly, rockscaping can greatly alter this occurrence. Rock can slow water down, redirect it and retain it. Any new landscaping plan, or re-landscaping design, should have as a primary goal to decrease the amount of runoff as well as decrease the amount of rain necessary to bring your soil to field capacity. This does not mean your property becomes a site for numerous, miniature ponds – rather, an effective overflow design would also exist to effectively move off the water when absorption is no longer occurring.

Once again, my recommendation presupposes the use of a contractor who has extensive credentials, creativity, and experience. A company with this capability would have an up-to-date AutoCAD landscape program. The company takes numerous measurements before the landscape architectural plan is designed as well as during and after it is completed to insure accurate installation. Transparency during this process is a good sign the contractor is capable and confident in her/his ability to achieve your goals.

Next month I plan on covering the Fall season tree color changes to include which native ones do this well plus some adapted/naturalized trees that create a beautiful color range, too. Any questions or comments on this article or previous articles have generated, may be directed to me at: kevin@arborcareandconsulting.com



FAIR OAKS RANCH



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FAIR OAKS RANCH

Pruning Guidelines for Prevention of Oak Wilt in Texas

NOW IS THE TIME TO PRUNE YOUR OAK TREES

Oak wilt, caused by the fungus *Ceratocystis fagacearum*, is the most destructive disease affecting live oaks and red oaks in Central Texas. Most of the tree mortality results from tree-to-tree spread of the pathogen through interconnected or grafted root systems, once an oak wilt center becomes established. New infection centers begin when beetles carry oak wilt fungal spores from infected red oaks to fresh, open wounds on healthy oaks. Wounds include any damage caused by wind, hail, vehicles, construction, squirrels, birds or pruning. Research has shown that both oak wilt fungal mats on infected red oaks and insects that carry oak wilt spores are most prevalent in the spring. Below is a brief description of how you can reduce the risk of fungal spread when pruning.

- Always paint fresh wounds on oaks, including pruning cuts and stumps, with wound dressing or latex paint immediately after pruning or live tree removal at all times of the year.
- Clean all pruning tools with 10% bleach solution or Lysol™ between sites and/or trees.
- If possible avoid pruning or wounding of oaks during the spring (currently defined as February 1 through June 30). Reasons to prune in the spring include:

- To accommodate public safety concerns such as hazardous limbs, traffic visibility or emergency utility line clearance.
- To repair damaged limbs (from storms or other anomalies)
- To remove limbs rubbing on a building or rubbing on other branches, and to raise low limbs over a street.
- On sites where construction schedules take precedence, pruning any live tissue should only be done to accommodate required clearance.
- Dead branch removal where live tissue is not exposed.

Pruning for other reasons (general tree health, non-safety related clearance or thinning, etc.) should be conducted before February 1 or after June 30. Debris from diseased red oaks should be immediately chipped, burned or buried. Regardless of the reasons or time of year, proper pruning techniques should be used. These techniques include making proper pruning cuts and avoiding injurious practices such as topping or excessive crown thinning. If you are uncertain about any of this information, you should consult with a Texas Oak Wilt Certified arborist, ISA Certified Arborist, or an oak wilt specialist from a city, county or state government agency such as the Texas Forest Service or Texas AgriLife Extension Service.

References available at <http://www.TexasOakWilt.org>.

FAIR OAKS *Gazette*

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SAFETY TIPS FROM THE TRAVIS COUNTY SHERIFF OFFICE

- LOCK YOUR CARS!!!!
- Get to know your neighbors! Report suspicious activity immediately!
- Secure your vehicles, homes, garage doors at all times. (If you have an alarm, use it!) Remove garage door openers from your vehicle at night and when you are out of town.
- Utilize timers for lights, radios, and televisions to give the appearance that someone is home when you are out of town.
- Secure patio doors with a rod.
- Keep the perimeter of your home well lit.
- Take pictures of valuables and keep them stored in a secure location.
- Keep an inventory of all serial numbers for valuable items that can be given to Law Enforcement to track your items if stolen.
- Never leave a vacation message on your answering machine.
- Have a friend or family member pick up newspaper and mail, or stop delivery until you return.
- Keep shrubbery trimmed, to prevent hiding places.
- Park in well-lit areas at night.
- Do not leave valuables in plain sight. Lock them in the trunk or take them inside.
- Organize a community watch program in your neighborhood.
- Secure all windows and doors at all times.

CitizenObserver is being used by the Travis County Sheriff Office to communicate information to Citizens ranging from crime alerts and offender notifications. Be in touch with what's happening! Visit www.citizenobserver.com today and Be Informed!

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