

The FAIR OAKS Gazette

September 2015

Volume 5 Issue 9



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

From the Mayor's Desk...

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

BUDGETS INFORMATION

This is the time of year where government budgets are considered for this next fiscal year (FY). Fair Oaks Ranch is no exception. The city process begins late spring and finalizes with Council adopting the budget and the tax rate for the next fiscal year. The upcoming City's FY 2015-2016 Budgets and proposed tax rate in on the City's website. Attaching the Executive Summary to this month's FO Gazette. Budget details for both the General Fund and the Utilities are on the website though. Public Hearing dates have been set for September 3rd at 9:30am and September 17th at 7:00pm at City Hall.

GVTC and FIBER OPTICS

Last month, I mentioned GVTC's interest in providing fiber optics to Fair Oaks Ranch.

This month, September, GVTC is scheduling four separate meetings each one is for a specified area of the City. The individual area meeting is customized to address the unique and particular details relating to construction, installation, and more, for that specified area. Fiber Optics is quickly spreading throughout residential needs as it has for commercial needs. Make a point to join and learn about GVTC's fiber optics conversation. In addition to the information provided today in this FO Gazette edition from GVTC, additional contact methods are planned: email, mail, etc.

AUGUST COUNCIL MEETINGS

The August 6th meeting opened with overall budget-in-general presentation by Mayor/Budget Officer followed with discussions on (1) City Administrator Ordinance setting out the duties and responsibilities of the position, (2) a variance request, (3) property tax rate process and (4) detailed proposed budgets – General

Fund, Utilities, Capital Improvement, General Fund Debt Service, General Fund Capital Improvement Fund.

The August 20th Council meeting approved Bob Weiss to serve as Interim Chairman for the Capital Improvement Advisory Committee. Long-term member and Chairman, Bill Hennigan, has decided to take it easy. Bill's volunteer spirit for these many, many years (okay, decades) centered on water, wastewater and development growth issues. Thank you so much, Bill, for your commitment to making Fair Oaks Ranch better for all of us.

Additionally, the FY2015-2016 Water Rates were approved. A resident with a $\frac{3}{4}$ meter to include 6,000 gallons will pay a monthly fee of \$ 25.71 effective October 1st, a slight increase of .51 cents over 2014 rate. How does our basic water rate compare to our closest neighbor north/west of us? Boerne's 2014 water rate is \$ 54.66 for the $\frac{3}{4}$ meter plus \$11.88 for the 6,000 gallons monthly (\$ 66.54 total).

Council approved both September 3rd and September 17th as Public Hearing dates on both the budgets and the tax rate. Council approved amendment for Resolution 13-17 City Council Meeting Rules of Procedure to provide additional time for residents to speak. Another item on the agenda for discussion concerned Subdivision Regulations that needs future information and legal clarifications.

I am keeping this month's comments shorter than normal, as Peel, Inc. is including FY 2015-2016 Proposed Budgets' Executive Summary and GVTC's Fiber Optics information in this issue.

Respectfully,

Cheryl Landman, Mayor

210-698-0900 office

Mayor@fairoaksranchtx.org

www.fairoaksranchtx.org

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.

IMPORTANT NUMBERS

EMERGENCIES NUMBERS

EMERGENCY 911
Fire..... 911
Ambulance 911
Fair Oaks Ranch Police Department.....210-698-0990
Animal Control.....210-698-0990

SCHOOLS

Boerne ISDwww.boerne-isd.net
Fair Oaks Ranch Elementary210-698-1616

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CPSEnergy.....(new service) 210-353-2222
.....(service trouble or repairs) 210-353-4357
Fair Oaks Ranch Utilities - Water.....210-698-7685
GVTC - Cable & Telephone800-367-4882
Pedernales Electric Co-op.....888-554-4732
Time Warner - Cable.....210-244-0500

OTHER

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.....(delivery info, stops, fuds, ect.) 830-249-9303
5837 De Zavala Rd - San Antonio, TX.....210-641-0248

EXECUTIVE SUMMARY

*Proposed 2015-2016 General Fund Budget and FOR Utilities Budget
City of Fair Oaks Ranch, Texas*

"Where Community Spirit Overflows"

Prepared and Filed with City Secretary August 18, 2015 by:

Cheryl Landman

Mayor / Budget Office

RANKED #1 BEST COMMUNITY

Fair Oaks Ranch amongst 20 San Antonio Metro Suburbs/Cities
Source: Niche.com (Data Analysis 2015)

And, there is more...

Best Public Schools – Fair Oaks Ranch ranked #1

Based on the grades received by local schools. A high ranking indicates the area has great local schools with invested teachers, positive student outcomes, and high ratings from students and parents.

BEST COMMUNITY – FAIR OAKS RANCH RANKED #1

Based on education levels, civic engagement, community values, crime rates, and diversity. A high ranking indicates that a suburb has a vibrant community of engaged and informed residents.

SAFEST SUBURB – FAIR OAKS RANCH RANKED #3

A high ranking indicates that a suburb has low crime rates across multiple categories. Using the most recently available data from the FBI's Uniform Crime Report, Niche scored each suburb by weighing six crime categories. Burglary, larceny and vehicle theft rates counted 10 percent each toward the total suburb score, the rates of robberies and assaults counted for 20 percent each of the total, and the murder rate counted 30 percent.

BEST SUBURB TO RAISE A FAMILY - FAIR OAKS RANCH RANKED #4

Based on age, demographics, school ratings, crime rates, and access to affordable housing, child care, libraries, and grocery stores. A high ranking indicates that a suburb attracts young families with good schools and a safe community.

BEST SUBURBS IN SAN ANTONIO – FAIR OAKS RANCH RANKED #4

Based on livability using grades for weather, safety, schools, and access to activities, jobs, housing, and transportation. A high ranking indicates that a suburb offers a high quality of life to its residents.

BEST SUBURB TO BUY A HOUSE – FAIR OAKS RANCH #6

Based on home values, property taxes, housing costs, and age of new home buyers. A high ranking indicates that a suburb attracts

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FAIR OAKS RANCH

(Continued from Page 2)

residents with a good housing market where property taxes and housing costs are in line with value.

Source: Express News Article <http://www.mysanantonio.com/news/local/article/The-20-safest-suburbs-in-San-Antonio-6274011.php>

CITY MISSION

To maintain and enhance those quality of life factors which influenced the citizens to establish a residence within the City and to provide security, public safety, and police services for the maintenance of good order and the protection of personal and real property located within the City limits.

MAYOR'S VISION STATEMENT

Provide Sustainable Value to and for the Residents by...
meeting the needs of the residents today without compromising
the city's ability to meet the needs of tomorrow...

Guiding Principles:

Through Economic Health of the City
Needed Police, EMS, Fire and Utilities
Appropriate Development Management
Public Educational Needs
Communications with the City
Efficient and Effective Infrastructure Systems
Budget Effectiveness in Reaching Goals

Council Members

Elected At Large

Cheryl Landman	Mayor
MaryAnne Havard	Place 1
Glenn Damstra	Place 2
Steve Hartpence	Place 3
Al Schmidt (Mayor Pro Tem)	Place 4
Garry Manitzas	Place 5

City Management Staff

Marcus Jahns	Interim City Administrator
Carole Vanzant	Deputy City Administrator
Priscilla Abrego	City Secretary
Kim Starr	Human Resource
Kristin Akers	Finance Officer
Ron Emmons	Public Works Director
Scott Rubin	Chief of Police

CITY OF FAIR OAKS RANCH RECEIVES TOP RECOGNITION!

Texas Comptroller's Platinum Leadership Circle

The Comptroller of Public Accounts launched the Texas Comptroller Leadership Circle program

December 2009 to recognize local governments across Texas that are striving to meet a high

standard for financial transparency online.

The Comptroller's office spotlights those local governments that are:

- opening their books to the public
- providing clear, consistent pictures of spending
- sharing information in a user-friendly format that lets taxpayers easily drill down for more detail.

Fair Oaks Ranch's Finance Office continues to improve receiving

the Bronze, Silver, Gold and now Platinum.

"Platinum" spotlights entities that go above and beyond providing financial transparency.

"Gold" highlights those entities that are setting the bar with their transparency efforts.

"Silver" encourages those who are making progress.

"Bronze" inspires those who are just beginning their transparency efforts.

For more information: http://www.texas Transparency.org/Local_Government/Leadership_Circle

EXECUTIVE BUDGET SUMMARY

The proposed budgets for 2015-2016 will enable the City of Fair Oaks Ranch to improve, maintain and renovate for today's needs and tomorrow's expectations. The budgets are directed toward strengthening our ability to deliver services that impact the quality of life for our residents at the highest level possible.

Existing home sales, housing starts and resident-remodeling continue to grow at a steady pace since 1988 with a strong upward spurt in 2014, 2015 and expected through 2016. House prices continue to rebound and personal income gains should continue to boast sales tax revenue. There are three key consistent revenue sources for the City's General Fund Budget: Ad-valorem/Property tax, Franchise Tax and Sales Tax. The key revenue resources continue a path of steady growth.

ECONOMIC FACTORS

Aggregate property tax valuations continue upward growing approximately 25% from 2014 through 2015 (\$1,003 Billion to \$ 1,256.4 Billion.) That is the steepest growth pattern since the City's incorporation. Average home valuation is swiftly climbing to \$400,000 plus which supports Sustainable Valuation long term. The City and its residents have endured a number of recessions since 1988 which included decreases in home valuations, foreclosures, delayed maintenance, minimal upgrading, etc. Fortunately, Texas came through the 2008 financial plunge in a growing mode and Fair Oaks Ranch also sustained its growing trend.

Fair Oaks Ranch's model is a residential city with light commercial. Property tax accounts for 65% of this General Fund Budget and it generally falls within a 69-66% range since 2011. Sales Tax and Franchise Fees equal 19% of the budget and these are growing in dollars along with the property taxes.

Those who purchase taxable items from businesses in our city pay Fair Oaks Ranch sales tax regardless of which county. Many non-residents traveling IH10 and Ralph Fair Road contribute to our sales tax revenue when they shop, eat, etc. at our commercial establishments coming and/or going. In addition to sales tax for general revenue purposes, a ¼ cent is dedicated to City Street Maintenance fund and ¼ cent to Property Tax Reduction fund for you, me and our neighbors as voted by the residents a number of years ago. (2015 column is only 9 months as of this writing.) To date, the City has received \$ 1,532,683 from sales tax since 2009. This is revenue not paid through our property taxes.

The third main revenue contributor to the General Fund are

FAIR OAKS RANCH

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Franchise Fees. When utilities and other industries use city property to distribute their services, cities are permitted by law to collect rental fees, also known as “franchise” fees, for the use of public property. Franchise fees are calculated by various methods, depending on industry type. These tend to move upward with new development as the graph highlights or with the addition of a new utility such as the recent Grey Forest Utilities serving some subdivisions located near IH 10 off of Fair Oaks Parkway and Dietz Elkhorn. The City has collected more than \$4.5 Million dollars over the 18 years. That is additional revenue not paid through our property taxes.

PROPERTY TAX RATES

The ongoing financial decisions are centered on maintaining as low of a property tax rate possible to provide the services needed and expected by the residents. This is currently a standard path as the City is continuing to add new housing and it is a number of years before the City builds out. With the City’s incorporation in 1988, property tax was .25 cents/per \$100 valuation. Today, the tax rate is .2663 cents /per \$100 valuation. For the FY 2015-2016, as Budget Officer, I am proposing a lower tax rate of .2615 cents / per \$100 valuation (*see graph below).

DEBT SERVICE TAX RATE

In November 2014, the voters of Fair Oaks Ranch throughout each of our three counties approved a 15 Year \$ 7,000,000 Street and Related-Drainage Bond. Based on the Appraisal District’s calculations, the Debt Service Tax Rate is .0458 / per \$100 valuation. This will appear on our upcoming tax bills however not as a separate line item. The .0458 Debt Service tax rate will be added to the proposed property tax rate of .2615 showing a total tax rate of .3073 / per \$100. All future annexed developments will share in the debt service; spreading the debt over more property owners lowers the debt service tax rate per property. The Debt Service tax dollars only goes to pay down the bond...nothing else. This is the City’s first bond debt under the General Fund. Engineering work has begun under Pape-Dawson Engineering with actual construction to follow. Regular reports will be made to Council with Public Relations outreach to our citizens ensuring due diligence by all parties.

MUNICIPAL DEVELOPMENT DISTRICT (MDD)

A Municipal Development District is a special purpose district created for the purpose of generating economic development and growth opportunities within the boundaries of the district. In 1997, the Texas Legislature recognized cities located in two neighboring counties may not be able to take advantage of other economic development tools allowed within the state because some cities are already at the two-percent sales tax “cap” in some portion of the city but not others.

State law authorizes expenditure of MDD funds for a variety of economic development activities including certain infrastructure improvement projects, certain recreational or community facilities, projects related to business enterprises that create or retain primary jobs, projects that promote new or expanded business development, or convention center facilities and related improvements. In addition,

proceeds may also be used to hire necessary staff. The MDD is an autonomous government entity. The City Council has authority to approve its Board members and its annual budget.

Currently, the MDD has collected \$357,368.60 since the voters approved the MDD and related sales tax rate. MDD contracts with the City for its administrative support, contracts separately for attorney assistance, and uses City facilities for its meetings keeping expenses low as it continues toward its goals and objectives.

FUND RESERVES / GENERAL FUND

Most simply, fund balance is the difference between assets and liabilities in a governmental fund. The governmental funds account for the bread-and-butter, typically tax-supported activities of a government (as opposed to the proprietary funds, which account for self-financing, business-like activities), to include: the general fund, where a government accounts for everything not reported in another fund; Capital project funds, which track the accumulation and use of resources for constructing, acquiring, and rehabilitation and capital assets, such as buildings and roads, etc. See next page for a current view of the City’s General Fund Balances. Goal is to keep 3 – 6 months in the Operating Fund Balance in case negative circumstances occur outside of our control.

PROPOSED 2015-2016 BUDGET GENERAL FUND HIGHLIGHTS

First, this proposed budget is a balanced budget with Total Revenues at \$ 4,961,862 and Total Expenses at \$ 4,961,862.

Second, it assumes reduced property tax rate to .2615 per \$100 valuation approval versus last year’s tax rate at .2663/\$100.

Third, this 2015-2016 Proposed Budget bottom line is \$ 400,287 less than last year’s Approved Budget. As much as that looks good, the reason has to do with the special one-time contractual needs in 2014-2015: \$ 810,000 to TX DOT for City’s contribution to the IH10/FOR bridge reconstruction and \$200,000 for safety sidewalk at Battle Intense.

Since 2011, employee turnover rate is in the 16-17% range which includes two long-term employee retirements. Initiating official Exit Interviews in 2013, Human Resource paperwork asks “reasons for leaving”. In the past two years, 42% note three primary reasons in their exit interviews: pay, advancement and supervision.

The City contracted for a current compensation study through a professional firm specializing in personnel issues. This proposed budget includes fair market pay increases for those employees below such creating parity across the board, and a 1.8% COLA for all other employees already at fair market pay. The proposed increases to market are a large, and very important, step in the right direction to retain employees versus training them for future employers. In a small organization there is not much room for advancement yet there is merit to consider a “growth career path” opportunity for all city employees with departmental differences as deemed necessary. There is a need to provide training for our supervisors/managers helping them develop and/or increase management, leadership and technical skills rather than being only task managers. Training funds are included in this budget. Throughout the entire city operation,

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(Continued from Page 4)

technology upgrades are needed and this budget provides funds accordingly. As technology changes in our world, the City must continually upgrade equipment, software and skills to ensure relevance, effectiveness and efficiencies.

ADMINISTRATION DEPARTMENT

The City will begin a professional search for a permanent City Administrator (CA); the Interim City Administrator is willing to stay through the calendar year. The budget allows nine month salary plus benefits for the permanent CA. There is a Contingency Fund line item which may or may not be needed for (1) a professional recruitment firm, (2) moving expenses, etc. regarding the CA recruitment. In line with previous Council's approved 2012-2020 Strategic Plan Project Timeline, a City Hall Complex Study is budgeted. The Public Safety Building is under-construction and it is anticipated the Police Department/Municipal Court will have a new home late 2016. The City's next step is to determine best usage of the current Police Department building and the current City Hall as the City, employees and needed services continue to grow.

The State of Texas provides little to no funding to local government such as cities and counties. Yet the State Legislature and the Federal Government consistently dictates "unfunded mandates" to local government. Currently, the "unfunded mandate" that the City is addressing in this budget concerns Storm Water primarily and this budget includes funding to move forward in meeting the mandate requirements.

MAINTENANCE DEPARTMENT

This department is moving toward a re-organization. The Maintenance Lead position is permanently eliminated and a new Public Works Superintendent overseeing both Maintenance and Water/Wastewater is included in this budget. In addition, a new GIS position is proposed. These two new positions work for the City and for the FOR Utilities; the two entities split salaries 50/50. We are also collaborating with other departments as to potential responsibility changes that will possibly provide better effectiveness for all. Drainage will be a major activity for Maintenance Department this budget as projects parallel the Road Reconstruction Project (Street/Drainage Bond). The final budget highlight is replacement of one maintenance truck.

PUBLIC SAFETY

There a re-organization in this department as well. Recently, the Animal Control/Code Enforcement (AC/CE) employee took his Oath of Office as a FOR Police Officer. The intention is he continues the duties of AC/CE primarily and be backup for the Police Department. (The regular on-duty Police Officers handle Animal Control duties as needed after hours and weekends.) Departmental collaborations on the various pros and cons of this particular situation could provide interesting opportunities for improved services to the residents. This budget provides the regular annual replacement of two police vehicles.

It is important to plan appropriately for police manpower over the long-term as we continue to grow. Supplying iPads to the patrol

officers last year supports filing reports on the road versus returning to the office to do such. Again, time is optimized for police patrol activity.

The City is growing and will continue to do for some time. The rate of that growth is the unknown. We are initiating a study to help the City and Council plan accordingly. The primary objectives of the study are: (1) provide the City with an analysis of its current police department staffing levels in all functional areas, (2) recommend staffing levels and (3) recommend deployment strategies to optimize resources based on analysis of demand of services and workload.

Other General Fund Departments

No major changes in Municipal Court or Public Health. Building Codes is a growing department both in revenues and expenses; a Building Code Clerk was hired during last year and is budgeted now for a full year. The Culture/Recreational/Other department includes Beautification, Public Relations, Employee Recognition, etc. Capital Outlays provides detail information on expenditure plans.

Fund Balance Transfers - Standard and Poor's

During the City's telephone conference interview with Standard and Poor's to determine the City's financial stability and responsibility, they stressed that the City's goal needs to replenish the Public Safety Facility funds taken from the City's Fund Balance account. We

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Before **After**

FAIR OAKS RANCH

(Continued from Page 5)

confirmed that is a priority for the City. Our "AA+" rating was influenced by that verbal commitment. There is a responsibility on the City's part to notify them of any major changes and protect the City's rating.

PROPOSED 2015-2016 GENERAL FUND EXPENSES CHART

Public Health, Welfare and Safety are top priorities for the City. The graph below demonstrates such through the financial commitment with Public Safety and Public Health. Additionally, the Public Safety Facility is a \$ 2 Million plus expenditure with funding from this year's 2014-2015 General Fund Balance account. The City continues to contract its Fire and EMS service needs. Maintenance is growing because roads and drainage needs.

OTHER PROPOSED GENERAL FUND BUDGETS

Transparency is important at all levels of financial activity and the taxpayer should have easy access to those activities. Three new General Fund Budgets have been developed and included in the Executive Summary.

1. Capital Improvement Fund – Public Safety Facility primary item
2. Bond Capital Fund – Road Reconstruction Project primary item
3. Debt Service Fund - Road Reconstruction Debt Service primary item

Proposed 2015-2016 Fair Oaks Ranch Utilities Budget Highlights
The FOR Utilities (FORU) is a business-type budget as the revenue comes from its customer base – residential and commercial. Rates are based on operational and maintenance needs plus an inflation percentage. The proposed budget is based on a slight increase of .51 cents monthly for the base 3/4" water meter to include 6,000 gallons and .45 cents monthly for wastewater service. Commercial rates also increased. Overall, water usage has trended downward the past couple of years.

Technical upgrades, training, two vehicle replacements, flow meter upgrades, waterline consulting services, Public Works Superintendent, GIS Technician (both at 50% salary/benefits), utility-related equipment, and GIS server & plotter/printer, are included in this proposed budget.

The overall FORU proposed 2015-2016 Budget is \$ 11,724 less than 2014-2015 Approve Budget and it is a balanced budget.

Employees under FORU who are not at fair market salary will be increased and the other employees will receive 1.8% COLA as under the City's General Fund Proposed Budget. The Proposed Utilities budget follows.

Thank you for taking the interest and time to learn about the upcoming 2015-2016 Proposed Budgets. Changes may occur based on updated information, input from Public Hearings, etc.

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Exit 546

FAIR OAKS RANCH

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Two Public Hearings are scheduled for:
 Thursday, September 3rd at 9:30am
 Thursday, September 17th at 7:00pm
 Tax Rate Adoption: Monday, September 21, 2015 at 9:30am
 All meetings will be held at City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, TX
 210-698-0900
www.fairoaksranchtx.org
mayor@fairoaksranchtx.org

"Where Every Day is a Good Day...."



SUDOKU

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		8		4	2			

The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

View answers online at www.peelinc.com
© 2006, Feature Exchange

A Special Invitation For You...

To Learn How Fair Oaks Ranch May Become the Next "Gig City"

Come enjoy **refreshments, prize drawings**, and learn more about how **fiber technology** may **impact your area**. Please attend the one hour meeting for the section where you live. Each meeting is customized to address the specific details relating to construction, installation, and more, for that section only. Subject matter experts will be on hand to answer questions. **Visit gvtc.com/fair-oaks for maps of each area.**

FAIR OAKS LIVE OAK SECTION RESIDENTS Tues., Sept. 1 ■ 6-7 p.m. Fair Oaks Country Club 7900 Fair Oaks Pkwy Fair Oaks Ranch	FAIR OAKS SOUTH SECTION RESIDENTS Wed., Sept. 9 ■ 6-7 p.m. Fair Oaks Country Club 7900 Fair Oaks Pkwy Fair Oaks Ranch	FAIR OAKS SECTION RESIDENTS Wed., Sept. 16 ■ 6-7 p.m. River Rock Events Center 30260 Saratoga Lane Fair Oaks Ranch	FAIR OAKS BLACK JACK SECTION RESIDENTS Wed., Sept. 23 ■ 6-7 p.m. River Rock Events Center 30260 Saratoga Lane Fair Oaks Ranch
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FAIR OAKS RANCH

CHLOROSIS

(abnormal reduction or loss of the normal green coloration of leaves)

Late summer to early fall is the time when this particular tree malady becomes most pronounced. The species of trees most commonly chlorotic are: Shumard Red Oak, Silver Maple, Chinese Tallow, Bald Cypress, and Live Oaks. Except for the Chinese Tallow and Silver Maple – the other species are most likely from seed stock or cuttings of parent plants that were not local and have no acclimation to our alkaline clay soil. Knowledgeable local nurseries do not sell you trees that are meant to grow in acidic, peat moss soil. In the early stages the tree's leaves will turn from green in the spring to a lime or yellow and finally have some leaf margin death and then curl up and fall off the tree. The later stages of this malady is characterized by the severe deformation and stunting of tree leaf size as well as new spring leaves start out the year yellow. Chlorosis can and usually does start a tree into a downward mortality spiral. Without a healthy capacity for producing food, a tree will become weak and often will succumb to minor pest or disease issues a healthy tree could survive without treatment.

What causes this condition is a deficiency of one or more nutrients. Often times in central Texas, it is usually the micronutrients: iron

and manganese; yet it can be caused also by the deficiency of the other 20+ nutrients. Fixing the problem is not as simple as putting out fertilizer. First off, the most frequently used fertilizers have little or no micronutrients present. Second, the deficient nutrient may be present in the soil but because of the soil polarity of our calciferous clay soil – the tree is not able to extract the nutrient. Third, if it is a tree with genetic incapacity to obtain certain nutrients present in soil, a fertilizer can just be bound up by soil after application.

Can anything be done? Yes, there are sure methods of successfully providing your tree the missing nutrients. One way is to prepare soil drenches with fertilizers containing humic acid, chelated iron and various other nutrients in a soluble form. Another method is to do a foliar spray – basically give the tree a fertilizer shower. Yet another, and most effective, is to inject the nutrients directly into the cambium tissue of the tree. Lastly, one method of "treatment" is to dig up tree and replace it during the fall or winter season.

Questions or comments this article or previous articles have generated, may be directed to me at: kevin@arborcareandconsulting.com



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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.

Well that did not last long! During the regular meeting of the TGRGCD Board of Directors, August 13, 2015, the current drought stage has been upgraded from Year Round Conservation measures to Stage 1 Drought guidelines. The District anticipates a move to Stage 2 within the near future. Additional information on what this change means for residents living within the District's boundaries can be found at:

www.trinityglenrose.com under Conservation



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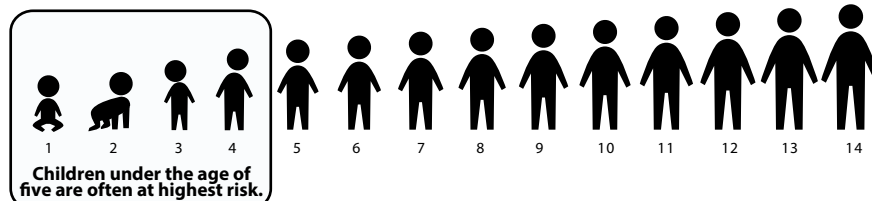
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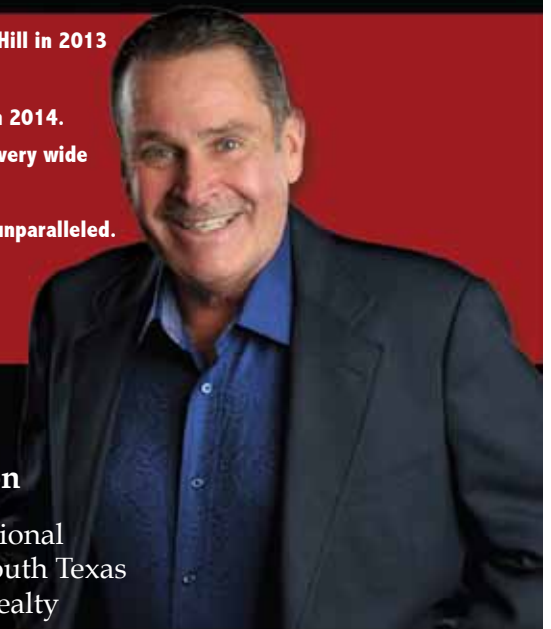
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