

The FAIR OAKS Gazette

March 2016

Volume 6 Issue 3



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

From the Mayor's Desk...

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

Officially, spring is quickly arriving although the winter months were more spring like than winter recently. There is such a renewal inspiration with the grass greening, plants popping up, flower buds spreading, etc. This month's Landscape article about honey bees gives pause to protect and understand the importance they are to our food plant sources, our yards and our honey.

CATCH-UP ITEMS

1. The Bulk/Brush Pick Up is completed. Kuddos to all – residents, Republic, city staff – for one of the smoothest pick up events in our City.

2. The City of Fair Oaks Ranch Pet Clinic will be on Saturday, March 5, 2016 from 9:00 a.m. to 11:00 a.m. at Fire Station #3 located at Meadow Creek Trail and Ralph Fair Road. Notification went out on City Website as well as through FORHA emails.

3. COMMUNITY SHRED DAY - Saturday, March 5, 2016 - 9:00 AM to 12:00 Noon FAIR OAKS RANCH HOMEOWNERS' ASSOCIATION (FORHA) and the City of Fair Oaks Ranch are jointly hosting a Community Shred Day again this year. Saturday, March 5, 2016 - 9:00 AM to 12:00 Noon. Location is City Campus/Fair Oaks Ranch Elementary School area since construction of Public Safety Facility is still ongoing. Notification posted on website and sent by FORHA emails.

4. Boerne ISD School Board will call for a \$175 Million School Bond election this May 2016. With the projected student growth over the next ten years, two elementary schools and one middle school are needed plus many other supportive items. One of the elementary schools will be on Dietz Elkhorn. You will find details at www.boerne-isd.net

Development Progress

The proposed development agreement between the City of Fair Oaks Ranch and Scott Felder Builder/ Developer for the Owens Property was approved by Council at their Regular Meeting on February 18, 2016. Located off Ralph Fair Rd. /FM 3351, there will be 91 houses ranging \$ 450,000 -\$600,000 price point. This is the property with approximately 95 acres in the floodplain as well as over Edwards Recharge Zone. Houses will not be built in that area.

The Commercial development complex at IH 10 and Leslie Pfeiffer known as Schott Country Store will continue discussions with Council on signage and variances to City's sign ordinance at the March 3rd Regular Council Meeting. The City's website under NOTICES AND MINUTES will take you to Public Meeting Notices; find March 3, 2016 and find rendition of the complex as well as proposed signage. This property is annexed into the City and the Land Use Map as it noted as Commercial.

(Reminder, there are now two regular Council meetings a month: the 1st Thursday of the month at 9:30am and the traditional 3rd Thursday of the month at 7:00pm.)

ANNUAL POLICE DEPARTMENT REPORT

The Annual FOR Police Department report was presented by Chief Scott Rubin. There are 18 police personnel as well as Animal Control. The 18 includes five Sergeants, one investigator, and ten patrol officers, Administrative Clerk plus the Chief.

Overall, there was an increase of 11% +/- in traffic enforcement, citations, arrests and racial profiling from 3,304 in 2014 to 3,694 for 2015. There was an increase of non-residents and a decrease in city residents' activity. Overall alcohol-related offenses increase

(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.

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 ISD | www.boerne-isd.net |
| Fair Oaks Ranch Elementary | 210-698-1616 |

UTILITIES

| | |
|--|---|
| Allied Waste Services - Garbage & Recycling..... | 210-648-5222 |
| AT&T - Telephone..... | 800-464-7928 |
| CPSEnergy..... | (new service) 210-353-2222 |
| | (service trouble or repairs) 210-353-4357 |
| Fair Oaks Ranch Utilities - Water..... | 210-698-7685 |
| GVTC - Cable & Telephone | 800-367-4882 |
| Pedernales Electric Co-op..... | 888-554-4732 |
| Time Warner - Cable..... | 210-244-0500 |

OTHER

| | |
|--|---|
| United States Post Office | |
| 607 E. Blanco. Rd. - Boerne, TX | 830-249-2414 |
| | (delivery info, stops, fwds, ect.) 830-249-9303 |
| 5837 De Zavala Rd - San Antonio, TX..... | 210-641-0248 |

From the Mayor's Desk (Continued from Cover)

about 11% with drug-related violations more than doubling (106 versus 47). Larceny-Theft also surged by 80%+/- with emphasis on Identity Theft. Alarm calls went up by 21%.

The Home Watch program continues to provide excellent opportunity for residents when away on vacation to have their residence checked regularly by the FOR police. In 2014, there were 15,889 Home Watch checks; this increased to 16,862 for 2015. Recommend our residents utilize this service when away. You will need to complete the Home Watch Form and submit it 48 hours before departure. The form is available from City Hall.

ANNUAL CITY FINANCIAL AUDIT FOR FISCAL YEAR 2014-2015

Armstrong, Vaughan & Associates, P.C. is the outside auditor for the City. The City's finance policies and procedure follow the Governmental Accounting Standards Board (GASB). One major GASB change in 2014-2015 concerning pensions required a net pension liability of \$481,189 be recorded on the City's financial statements. Overall the annual audit process again went well. There were no (1) Disagreements with City Management, (2) Requests fulfilled from Management, (3) Public Funds Investment Act was complied with by the City, and (4) No Significant Findings or Issues were found by the Auditor.

Taking all assets and all liabilities into consideration, the City's net position is \$19,476,038, a 2.9% increase over FY2013-2014. During the year, the City's General Fund expenses were \$ 565,982* more than \$4,540,784 from taxes and other revenues for government activities. The General Fund reports a fund balance (reserve) of \$2,294,916. The City issued new bonds in 2015 at \$7,000,000 for Roadway Bond Project.

There were two large expenditures in FY 2014-2015 paid from the Fund Balance Account/Reserve: \$810,000 toward the IH10/FO Parkway Bridge to TXDOT and \$100,000 to City of San Antonio for Partnership Water Policy Study. In the same year, the City experienced revenue over Proposed Budget at \$298,210 plus a savings of budgeted personnel expenditure at \$95,170. The ending budget over the proposed budget showed a surplus of \$393,380. Yet, the ending budget has to recognize the \$ 910,000 expense which takes the ending budget toward a negative figure of \$ 516,620.

*According to the auditor, Fund Balance/Reserve dollars cannot be classified/transferred as "new/current revenue" since the Fund Balance is accumulated from previous year revenues. Consequently, the 2014-2015 Ending Budget shows a negative balance. Although Governmental accounting has many similarities to non-governmental, it also has substantial differences.

Reviewing trend statistics beginning with 2010 to 2015, the City's net position increased over 27%; total assessed property values (residential and commercial) increased 11.5% same time

(Continued on Page 4)

Stream MOVIES EVEN **Faster**

With speeds up to 100Mbps!

Make multiple device sharing simple. Download videos, music, photos, and games in just seconds. Take advantage of this bundle offer and save!

SPEEDS UP TO 100MBPS

**GVTC HOME WIFI WITH
MANAGED ROUTER**

**TV + CHOICE OF ONE TIER:
MOVIES / SPORTS / LIFESTYLES / FAVORITES**
VISIT GVTC.COM FOR DETAILS

WHOLE HOME DVR

UNLIMITED PHONE

\$129⁹⁵
mo.

Call **800-367-4882**
or visit **gvtc.com**

Residential limited time offer. Offer available to new subscribers to GVTC's phone, broadband and/or cable television service only in select GVTC service areas. Price excludes applicable taxes, surcharges & fees. Installation fee may apply. Other restrictions may apply. Services provided by Guadalupe Valley Communication Systems LP d/b/a GVTC, or its wholly owned subsidiary Guadalupe Valley Communications Systems LP d/b/a GVC. Service subject to terms and conditions published from time to time at gvtc.com/support/policies-terms-conditions.



GVTC[®]
COMMUNICATIONS

FAIR OAKS RANCH

(Continued from Page 2)

period. Sales tax revenue surged 81.4% to \$513,040 from 2010 to 2015. Franchise revenue increased by 68% to \$496,714. In comparison, property ad-valorem tax revenue increased 20% to \$2,826,300 during the same years.

In closing, the above financial trend statistics support my vision of “sustainable valuation” for the City and the property owners of Fair Oaks Ranch.

Respectfully wish each of you and your family a beautiful and blessed Easter, March 27th.

Respectfully,
Cheryl Landman
mayor@fairoaksranchtx.org



Public Safety Facility Progress February 10, 2016: rock exterior near completion and roofing in place.

PRINTING IS AN ART, MAKE SOME WITH US!

From design to print to mail,
Quality Printing can help you
with all of your printing needs!



Call today for more info
512.263.9181 QualityPrintingOfAustin.com

Why drive all over town...We are just around the corner.

Hill Country wine & spirits

Liquor
Beer
Cigars

Exit #546 Fair Oaks Parkway
28604 IH-10 W, Suite 1
Boerne, TX 78006

Locally owned by Fair Oaks
Ranch residents



**Best Wine selection in
Fair Oaks Ranch!**

830-755-6065



www.hillcountrywineandspirits.com

On The Move[®] Inc.

830-755-2474 www.onthemovevehicles.com

 @otmusedvehicles

We rent trucks too!

28825 IH-10 W
Boerne, TX 78006

We guarantee a pleasant buying experience. You should get exactly what you want and you should enjoy getting it. Browse our inventory or we can help you find your new vehicle.



FAIR OAKS RANCH



February 2016 Proclamation Ceremony for Fair Oaks Ranch Police Department's 23rd Anniversary presented by Mayor Cheryl Landman to Chief Scott Rubin. Next to Rubin is Roy Thomas, retired City Administrator, who shared memories of those early years when developing the police department. Representing the department left to right is Patrol Officer Alex Willis, Patrol Officer Richard Gonzalez and Sgt. John Ojeda.

The Fair Oaks Gazette is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use The Fair Oaks Gazette contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

LETTERS TO THE EDITOR

Do you have an opinion that you'd like to see printed in this newsletter? Send it to us and we will publish it in the next issue. Email your document to fairoaksranch@peelinc.com.

NOT AVAILABLE ONLINE

NOW HIRING

Advertising Sales Representative

Description: The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

Roles: Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

Benefits: Commission Based
Apply by sending resume to jobs@peelinc.com



PEEL, INC.

HONEY BEES

Our hard-working, honey-making friends are in a precarious situation and their future is not looking good if we don't take action. Our subject this month is the all-important flying insect responsible for the majority of plant pollination and, therefore plant species survival, as well as the best organic and healthy sweetener one can use.

Not only in Texas but across the nation, managed bee populations are suffering extensive losses in numbers. There are many reasons why yet the focus of my article this month is how the central Texas property owner can help the wild populations' survival in their area.

First, and foremost if you have a population on your property (that is not the aggressive Africanized variety), please consider leaving them alone! Except for the Africanized type – the typical honey bee is little to no threat for the people or pets they live near. As an Arborist, I frequently come into contact with bee colonies living in the interior of very large, hollow tree trunks that are being pruned.

First, the bees do not attack me; although cautious of the situation, I do not fear them and have never been stung. (Wasps are another matter and I don't trust them at all!). I also come into regular contact with worker bees while they are collecting nectar when pruning shrubs with the same safe results.

Second, if someone in the household, or a regular visitor, is allergic and in danger due to the bee presence, there is an alternative non-pesticide solution to the pest control approach. Why kill the bees with toxic sprays when there are expert bee relocating services. When selecting someone for this service look for those registered with the Texas Apiary Inspection Service, such as the following company: www.thebeeplace.com.

Third, plant bee-friendly flowers and flowering trees. Provide for a water source (i.e. bird bath) for the bees; and, avoid use of non-systemic pesticides on your landscape plants as much as possible. When selecting flowering plants, choose varieties that flower in spring and others that flower in the summer.

Fourth, grass-root efforts such as petitioning for both city and/or county ordinances requiring identification and relocation of bee colonies prior to commercial clearing can be helpful in maintaining the bee colonies. Regionally, areas might subsidize bee keeper enterprises in strategic locations throughout specific regions.

Next month, part two will go into further detail on the plant species that attract both bees and butterflies to your property.

Questions or comments this article or previous articles have generated, may be directed to me at: kevin@arborcareandconsulting.com or call (210) 279-6969 cell; (830) 454-4083 office.

Re-elect LANDMAN for Mayor Fair Oaks Ranch



Cheryl Landman officially announces her candidacy for re-election as Mayor of Fair Oaks Ranch for the upcoming May 2016 election. My goal for "sustainable valuation" is a perpetual vision for the City and its residents. The basic description for positive sustainable valuation is simply to provide the opportunity for each "property owner when ready to sell negotiates the highest dollar for their residential investment within the shortest span of time".

Recently, Niche.com ranked 20 suburban cities in and around San Antonio on various measurements. Fair Oaks Ranch is ranked #1 Best Community and #1 Best Public School, #3 Safest Suburb, #4 Best to Raise a Family and #4 Best Suburb in San Antonio plus #6 Best Suburb to Buy a House. (A high ranking such as #6 indicates that a suburb attracts residents with a good housing market where property taxes and housing costs are in line with the values.) Serving as Mayor since 2010, this is a great pat on the back for all working, living and playing in Fair Oaks Ranch. I am committed to demonstrating that our City is the place to live.

Initiating the first long-term 2012-2020 Eight Year Strategic Plan, there are 26 projects listed

for action, consideration or re-evaluation. In just 4 years, 21 of those items are completed or in progress with projected completion dates. Of the remaining items, Home Rule governance is at the top of my list to move forward for consideration by the citizens. Additionally, Ralph Fair Rd. and Ammann Rd. are running close seconds. I will pursue the completion of the current Strategic Plan as well as lead the 2nd 2016-2024 Eight Year Strategic Plan development. One personal desire is to bring more outdoor opportunities for all of our community to enjoy.

As a fiscal conservative, the most recent annual Financial Audit from Armstrong, Vaughan & Associates, P. C. establishes the City's Net Financial Position increased almost 28% between 2010 through 2015 and that is a trend to continue. Interestingly, a random review of homes no less than five years old also shows private valuation growths ranging 8% to 24%. Property tax hovers around .25cents/per \$100 valuation since 1988. Today, it is .2613/per \$100 and I will continue to strive for solid financial stability for all today and tomorrow.

I humbly ask for your vote this May 2016 election. Contact information: Call 830-981-8420 or 210-827-0504 or email to LandmanForMayor@gmail.com.

WAGNER is #1 in SALES the past Decade in Fair Oaks Ranch!

- San Antonio Business Journal ranked The Wagner Team the #1 TEAM in San Antonio & the Hill Country in 2013 and 2014 across all Real Estate Companies.
- Keller Williams is the #1 Brokerage Company in Fair Oaks.
- Wagners are #1 in Fair Oaks Ranch over all other Realtors or "Individual Brokers" by a very wide margin.
- 34 Year Resident & Member of the Club. Expansive LOCAL NETWORK & KNOWLEDGE that is unparalleled.
- 10 Time Consecutive Platinum 50 Winner & Texas Monthly 5-Star Realtor.
- Trinity graduate with numerous industry designations & certifications.
- Lives right around the corner!



Wendi Harrelson
 Team Leader, Regional Area Director, South Texas
 Keller Williams Realty

"Congratulations David on being the number one producer in Fair Oaks Ranch over the last 10 years. According to the San Antonio Multiple Listing Service you have had, by a wide margin, more sales, more listings, more buyers and more transactions than all other realtors or individual brokers from all companies in Fair oaks Ranch."

DAVE WAGNER 210.862.7616



HUNTER WAGNER
 210-852-5462



ALL TEAM MEMBERS LIVE & WORK IN FAIR OAKS RANCH EVERYDAY!



TRAVIS WAGNER
 210-323-1346