

The FAIR OAKS Gazette

April 2016

Volume 6 Issue 4

NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH



From the Mayor's Desk...

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

APRIL, THE GARDEN MONTH

The month of April pushes us out into our yards and gardens. Although weather forecasts often change day by day, it appears we will enjoy some rains as well as temperatures in the 70-85 range according to Accuweather's monthly forecast. April encourages our outdoor endeavors with: (1) Keep America Beautiful Month, (2) Lawn and Garden Month, (3) Garden Week and (4) National Arbor Day!

As a close neighbor to San Antonio, Fair Oaks Ranch is located in a semi-arid area of Texas. Large rain fall variations can occur in both monthly and annual precipitation amounts. Although a normal annual precipitation expectation is about 30 inches, it may range from near 10 to near 50 inches from one year to another. A few years ago, 2011, was determined the driest and the hottest year in Texas; Fair Oaks Ranch definitely felt the dryness and the heat! With forethought, plants and trees can flourish in this semi-arid weather bringing much color and texture to your yard, patio, etc.

Consider Texas native plantings that are drought-resistant whether flowers, bushes or trees. There are a number of informational sources such as Texas A&M AgriLife's office in San Antonio (<http://bexar-tx.tamu.edu/homehort>), San Antonio Botanical Garden (<http://www.sabot.org>), Texas Master Gardener Programs (<http://mastergardener.tamu.edu>), garden retailers with native plants, trees, etc. Oh, and lots of books.

Turf is another level of planting that is often the "water hog" in our yards. Texas A&M AgriLife has a great reference chart to guide your turf choices: <http://bexar-tx.tamu.edu/earth-kind-horticulture/best-plants-for-bexar-county-south-texas/lawn-grasses-for-bexar-county-centralsouth-texas>. The chart is easy to print from the computer. Or, pick up a printed chart at City Hall. You can lower

your water consumption and costs with turf that only needs 1" of water every two weeks. Also, minimize your mowing and turf needs with other ground covering options. Check out the highly praised Texas Superstar plant selections: <http://texassuperstar.com/plants/index.html>.

Mark your calendar now for the City's upcoming Rain Barrel Workshop on April 30th at the City Hall Campus! The Workshop starts 9:00am finishing by noon; you will take home you own personal Rain Barrel. Approximately 10% of our residents have attended these workshops over the past two years. Watch for details and sign up quickly as maximum is 40 per workshop.

MAYOR'S COMMUNITY SPIRIT AWARD PRESENTATION

Purpose: The foundation of Fair Oaks Ranch and its development is based on the initiative spirit of its residents. The spirit continues where residents, expecting no recognition for their good deeds, enhance the City providing a more positive environment. These good deeds, minor or major, benefit their neighbors directly, and indirectly, at no financial cost to the City.

Grace Ramsey: On February 18, 2016 at the Council meeting, Grace was presented with a Community Spirit Award. Grace Ramsey exemplifies a long-term volunteer spirit and sustaining commitment to the overall betterment of Fair Oaks Ranch. Grace retired after serving fourteen years as a Fair Oaks Ranch Homeowners' Association (FORHA) volunteer. During that time she brought an endless level of energy and exuberance, as Volunteer Coordinator, to the Adopt-a-Highway (AAH) program that kept a 2-mile stretch of State Highway 3351 (Ralph Fair Rd.) looking clean. FORHA began sponsoring the

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

From the Mayor's Desk (Continued from Cover)

AAH clean-up of Ralph Fair Rd. from the Cibolo Creek Bridge south to the city limits in 2002 using volunteers. In 2006, the quarterly event met challenges, when despite their efforts, keeping up with the litter became daunting and FORHA questioned whether continued support of AAH could be sustained. Concerned residents stepped forward to encourage FORHA to remain engaged while offering to lead a renewed effort to ensure success. Grace made hundreds of contacts to virtually everyone on the Ranch leading to an extensive list of residents willing to volunteer time to AAH or other FORHA sponsored activities. Since then this list has always provided enough manpower to ensure Parks, Trails, Shred Day, Volunteer Appreciation Day and numerous other events are well staffed with community volunteers to accomplish any mission.

The audience gave Grace a standing ovation in recognition of her selfless contributions to the City of Fair Oaks Ranch over the years.

COUNCIL MEETINGS

1. At the March 3rd Council Meeting, Alderman Manitzas and Alderwoman Harvard presented a Resolution to provide Educational events for the citizens on white-tail deer and develop a committee to manage such. Council approved the Resolution. Their next agenda item was a discussion item recommending a "no feed" ordinance amendment explaining the elements to be included in a future Council meeting for consideration/approval. Based on input from Chief Rubin, it was suggested a separate Ordinance be developed rather than an amendment. Anticipate a separate Ordinance will be forthcoming for Council's consideration/approval.

2. Moving forward on the search for permanent City Administrator, the outside recruiter brought 17 out of 45+/- resumes to discuss with Council in Executive Session Meeting on February 9th. At the March 3rd Executive Session meeting, Council narrowed the candidates to "four strong applicants". Next step is one-on-one interviews with each of the four followed by final selection of "the candidate". Timeline, assuming all goes well with the planned process, the new City Administrator will be on the job in before summer.

3. The City of Fair Oaks Ranch is officially a Purple Heart City by Proclamation at the March 17th Council meeting. A number of our residents are Purple Heart recipients and joined the Military Order of Purple Heart officials that evening to be a part of the Proclamation ceremony. The VFW 688 in Boerne Presented Colors to the official Drum Roll, the Purple Heart recipients led the Council and attendees in the Pledge of Allegiance and this was followed with a professional trumpet performance of the National Anthem. It was a very moving and emotional evening. As Mayor, this is special note of appreciation to all of our residents who serve, or served, in the military as well as to their supportive families. Each of you makes a difference for your community, America.

4. Preliminary mixed-use development "concept" was discussed at the March 18th (9:30am). The 20 acre +/- property is off Ralph

(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 GVCS. 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)

Fair Rd. A mixed-use concept includes business office facilities, retail shops, restaurants plus residential area such as condos, townhouses, etc. Again, this is a very preliminary discussion.

5. Council approved the Scott Felder/Owens Development Agreement after much study, discussion, etc. The 145 acres will carry 91 homes with the remaining land to be kept more natural than not.

PET CITY TAGS

The Pet Clinic held each year by the City provides opportunity for residents to have pets vaccinated plus get city tags. Although, this year's clinic is over, you can still get city tags from the FOR Police Department Monday through Friday (8:00-5:00). Help us help your family pet come home as soon as possible. The City Tag system provides information for our police officers to identify a "lost pet" and reunite everyone!

IH10/FO PARKWAY BRIDGE

Recent TXDOT presentation reinforces that the bridge reconstruction is quickly approaching. At this time, some final engineering planning is occurring with various stages of work beginning around July 2016. There are a number of routing plans during the construction process. Although the bridge will need to be closed to traffic some, it will be minimal and planned for weekends versus work week. You may recall the "close downs" at Ralph Fair bridge; minimal and reopened quickly.

TXDOT will soon begin the Old Fredericksburg and IH 10 overpass as well (south of FOR near the Fireworks stand). With continuing population growth out IH10 North/West and the subsequent traffic growth, there will be some pain before all is completed.

FINAL NOTES

The Alamo Area Metropolitan Planning Organization (AAMPO) will vote Monday, March 28th on the current projects for the next four years of funding. TXDOT entered a project starting at IH10 to Old Paseo Rd. The plan is to increase mobility movement by expanding from two lanes to four lanes. This is the first step/phase for the length of Ralph Fair Road or FM3351. Although the AAMPO Technical Advisory Committee and the AAMPO Executive Committee approve the project going forward, the full AAMPO Board of Directors must provide the final approval.

The City's Road Reconstruction Project (Street Bond approved November 2014) is moving forward with its overall engineering work and is almost 70% completed. City Engineer/Public Works Director will review the plans shortly – early April.

Wish you and yours a beautiful April in the garden! Enjoy.

Respectfully,
Mayor Cheryl Landman
210-698-0900
mayor@fairoaksranchtx.org



Butterfly & Bee-friendly Landscapes

Sweet-smelling nectar from both flowers as well as fruit draws both bees and butterflies to your property, as they are principally reliant on smell rather than vision. Strategic planting of seasonal floral plants and fruiting trees is necessary to help keep these essential pollinators around Spring, Summer and Fall. How you choose and arrange your planting is also of importance. Large blocks of floral is best as opposed to sporadic spots. Also, a tiered level from ground cover, to tall flowers, to shrubs, to climbing vines and then tall floral trees such as a Southern Magnolia is an ideal situation. Vegetable gardens and small fruit orchards are also excellent habitats for these pollinators. It is my professional assessment that due to water requirements and the value of providing more habitat for wildlife, that the percentage that turf represents in a total landscape should drastically diminish. A wildlife-friendly approach can actually lend itself to much more creativity and lower maintenance costs.

So far one of the best comprehensive lists of central Texas bee-friendly plant lists I've encountered can be found at: www.daddysbees.com/beeplants. Not on this list and unfortunately unknown to many are the (Spring – Fall) Chitalpa tree, Goldenball Lead Tree (Spring – Summer) Golden Rain tree, Mimosa, Acacia, (Fall) Strawberry Madrone. Acquiring these more unique species can be a challenge but the following nurseries can supply some or all of your bee & butterfly-friendly plants: Madrone Nursery (San Marcos), Fannicks Nursery (San Antonio), and Mosty Brothers Nursery (Centerpoint).

For those interested in learning more about bees and wildscaping, I recommend the following books: Texas Wildscapes by Kelly Conrad Bender and The Bee-Friendly Garden by Kate Frey and Gretchen LeBuhn.

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

**Homewatch
CareGivers®**

Life is better
when everyone feels connected,
engaged, and appreciated

- No minimum hours
- National background checks
- Live person on-call 24/7
- Quality assurance visits to assess evolving care needs



Connect with us today.
hwcg.com/north-san-antonio
210.263.3143

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.

GO GREEN
GO PAPERLESS



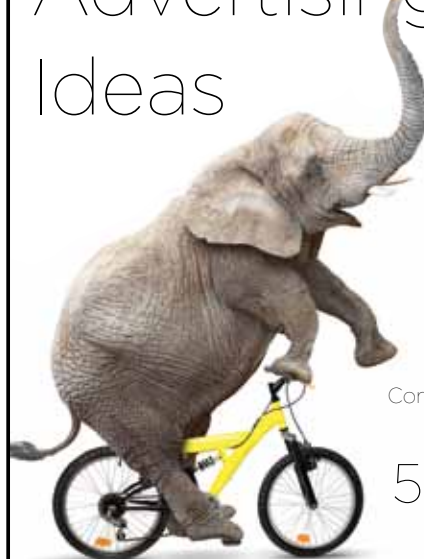
Sign up to
get this
newsletter
in your
inbox! Visit
peelinc.com
for details.

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**

Really
Big
Colorful
Advertising
Ideas



PEEL, INC.
printing & publishing

Contact a Sales Representative
Today to Get Started!

512.263.9181
peelinc.com

Garry Manitzas announces candidacy for Mayor of Fair Oaks Ranch



Alderman Garry Manitzas has announced his candidacy for Mayor of Fair Oaks Ranch for the upcoming May 2016 election. "I am running for mayor because the city needs real leadership with the right direction to protect our city's unique character and quality of life," said Manitzas. Manitzas invites citizens to visit his website at www.electgarry.com for a more complete view of his positions.

As a cornerstone of his campaign, Manitzas plans to use a results-oriented business approach to position the City with the tools

needed to manage growth and protect the community's quality of life. "When our mayor committed our city to a 30-year, highly unfavorable development agreement for The Reserve at Fair Oaks Ranch, it became clear to me that our community was at risk of losing the character and quality of life we value in Fair Oaks Ranch," said Manitzas. "As an elected official for the past 16 years, our mayor has mismanaged growth and failed to implement the strategic planning tools we need," said Manitzas.

Manitzas has outlined his plan for managing growth within our city as well as in our extraterritorial jurisdiction, which includes the following elements:

- **Home Rule Charter.** The City has been eligible for Home Rule during the current mayor's entire term. However, it was not until new Council members including Alderman Manitzas began pushing for Home Rule with the Council that the idea began to become reality. "After years of actively resisting this change, the mayor professes it is now suddenly at the top of her list. Home Rule will permit our citizens to determine the form and administrative organization of our city government, allow our citizens to have a greater voice in our government policies, and most importantly, provide tools for proactively managing growth in the ETJ," said Alderman Manitzas.

- **Zoning regulations.** Zoning is a tool to protect property values and help neighborhoods retain their character. "Among the 25 cities that our city attorney represents, we are the only city that does not have zoning regulations. It is important that we develop zoning in concert with an updated comprehensive plan," said Manitzas.

- **Interlocal agreements.** These agreements between cities and counties are required by state law and needed to better regulate development in the ETJ. "Mayor Landman allowed our interlocal agreement with Kendall County to lapse for more than seven years,

a clear violation of state law. As Alderman, I helped to drive an agreement with Kendall County and got that in place in a couple of months. Now, we are addressing the lapsed Bexar County agreement," said Manitzas.

Manitzas also reports other examples of the current mayor's poor leadership, business skills, and decision making including:

- Negotiating the development agreement for The Reserve without citizen input, city council involvement, or direction from the city attorney. This well-documented disaster is still costing the citizens legal bills.

- Buying a commercial building for \$795,000 in 2010 before understanding the city's office space needs and then selling it for \$553,000 in 2014 after figuring it out.

- Annexing The Woods at Fair Oaks Ranch too late to be able to collect \$200,000 in property taxes that the city budgeted.

"The mayor's so-called strategic plan is little more than a one-page spreadsheet of tactical tasks and staffing requests," said Manitzas. Manitzas also indicated that of the 26 initiatives listed on the spreadsheet, there are only four that rise to the level of being strategic initiatives. Notably missing from the list is managing uncontrolled, high-density development, which is our most significant strategic problem. Manitzas went on to comment that managing development responsibly would be his first strategic priority as mayor. "I will not create another useless strategic plan at a 40,000-foot level that is not actionable. I will drive strategic planning to the task level so we can actually put the tools in place to responsibly manage our growth," said Manitzas.

Garry Manitzas has a CPA/MBA background and many years of project management experience which he believes is the right combination to get results. As Alderman, he has already demonstrated he can make positive changes for the City. Manitzas:

- Spearheaded efforts to open Council meetings to greater citizen participation.
- Worked collaboratively with Council to eliminate the mayor's monopoly on setting the Council agenda so citizen concerns could be addressed.
- Cohosted a town hall meeting for greater community input on wildlife management.
- Led the charge to ensure due diligence on development agreements.
- Pushed to strengthen the budget process with real-world analytical rigor.

"I humbly ask for your vote to put those skills to work for you as your new mayor," said Manitzas. He invites interested citizens to call him at 830-981-4250 or 210-602-5760 or go to www.electgarry.com to write to him.



PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

FOR

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

THE
Wagner
TEAM

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



TRAVIS WAGNER
210-323-1346