

# The FAIR OAKS Gazette

July 2017

Volume 7 Issue 7



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

## From the Mayor's Desk...

### FOLLOW UP ACTIONS ON HOME RULE CHARTER

The City Council advertised through our website and social media for candidates to apply to fill the sixth City Council position authorized by the Home Rule Charter. The appointment will be for one year. In 2018 the seat will be designated to stand for election as an open position for a two year term. This schedule is in accordance with the transition plan established in the new charter which provides for staggered 3 year terms and a governing body composed of a mayor and six council members.

We are pleased to report that seven applications were received by the deadline for submission. The Council interviewed five of the applicants at a special Executive Session prior to the June 15th regular council meeting. Summer vacation schedules made it necessary to schedule a second session on June 29th to interview the final two candidates. By the time this article is published the Council will have made a selection for the sixth council position and will be at full strength.

Once again we are appreciative of the willingness of Fair Oaks Ranch citizens to step forward to work with their community.

#### Honoring "Mac" and Maggie McWilliams

At the June 15th regular council meeting we presented D.G. "Mac" and Maggie McWilliams with a Proclamation recognizing them for achieving 70 years of marriage. Mac and Maggie met in a trigonometry class at Texas Tech University and were married on June 2, 1947.

Mac served as a U. S. Marine in World War II and fought in the Pacific theater. He went on after the war to earn degrees in Petroleum Engineering and Civil Engineering and had a 40 year career in the oil industry that took him all over the world.

At the Council meeting, I asked Mac to lead us in the Pledge of Allegiance which is how we begin all of our Council meetings. What an honor to have a member of "The Greatest Generation" leading us in the Pledge!

Fair Oaks Ranch is blessed to have many outstanding residents like Mac and Maggie. I appreciated my friend Greg Buschmann, who wrote an article about Mac for the Fair Oaks Ranch Living magazine, calling my attention to this very special wedding anniversary. My appreciation also to our City Secretary, Christina Picioccio, our Assistant City Manager, Carole Vanzant, and our GIS Technician, Ernie Martinez, for helping orchestrate this recognition. Ernie created a montage for the big screen in the Council Chamber showing a photo of Mac and Maggie cutting their wedding cake in 1947 on the left and a current photo of them relaxing at home on the right.

Celebrating this lengthy marriage was a great day on The Ranch.

#### Honoring Officer Allen Paz

At the same council meeting, we honored Officer Allen Paz from the Fair Oaks Ranch Police Department for saving the life of a 90 year old woman who lives on The Ranch. Officer Paz was called to a residence where the woman was not breathing. He administered CPR until the Emergency Medical Personnel arrived and was instrumental in saving her life. Chief Scott Rubin presented Officer Paz with the Fair Oaks Ranch Police Department Life Saving Award in recognition of his professionalism.

We are very proud of all of our police officers on The Ranch for the service they provide to our residents. As my colleague, Mayor Mike Schultz from Boerne, pointed out in a recent ceremony, they really are held to a higher standard of performance than most folks. Thank goodness we have these men and women who are willing to step up to that higher standard of performance.

#### Foundational Studies Work and Stakeholder Involvement

Our consultants and engineers are continuing their work with the Stakeholder group and other residents.

- May 24th: Tobin Maples, our City Manager and I met with Al McDavid and Bob Weiss from the Stakeholder Group

*(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](mailto: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](mailto: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](http://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)

to begin melding current restrictions with zoning rules we will be developing. The goal is to let zoning reflect current restrictions for developed areas. Al and Bob are two of the most well informed folks we have on current restrictions and they are developing a spreadsheet for our consultants to use. Once again, our talent pool on The Ranch is incredible!

- June 13th: We conducted a second Town Hall Meeting with Gap Strategies from 6:30 pm to 8:30 pm at Cibolo Creek Community Church. This meeting provided a continuation of telling the story of what we have learned from feedback and continuing to gather input from citizens. Although the attendance was less than the first meeting, we still had 125-150 people in attendance. Half of them had not attended the first meeting so it was a great opportunity to bring more people into the loop. The on line/real time opinion polling was well received by the audience. We appreciate Cibolo Creek Community Church making their facility available for this meeting. This church has been very generous in helping the city with meeting space and shows the same great community spirit that our citizens do.
- July 6: We will conduct another Stakeholder meeting to consider Water/Wastewater improvements. Freese and Nichols will lead this discussion which will begin getting the Stakeholder Group oriented on this important work.
- Mid to late July: We will stage another Stakeholder group meeting with GAP Strategies.

### Road and Bridge Construction and Water/Wastewater Improvements

- We all survived the first weekend closure of the bridge over IH10 at Fair Oaks Parkway. TxDOT advertised this closure heavily as did the city and I did not get any complaints from citizens. TxDOT actually opened the bridge back up earlier than planned and that helped. I believe we have about half a dozen full closures scheduled during the coming year to complete the bridge work. Information on this construction project can be found at <http://txdotsanantonio.blogspot.com/>.
- Information on our road reconstruction project can be found at:
  - o The project website [FairOaksRanchRoads.org](http://FairOaksRanchRoads.org)
  - o The city website [FairOaksRanchTX.org](http://FairOaksRanchTX.org)
  - o The Fair Oaks Ranch Homeowners Association website [FORHA.org](http://FORHA.org)
- During June, Intrepid, Rock Oak Circle, and Silver Spur Trail will be paved. By the time you read this, that work should be completed. In July, you will begin noticing more work on the Parkway as noted below. Please drive carefully along this area.
- Many of you have probably already noticed construction work starting just off the Parkway and a lot of culvert work happening on the Parkway. During May and early June our staff and the contracted engineers did a lot of walking of the route for the new water pipeline on the Parkway between

(Continued on Page 3)



(Continued from Page 2)

IH-10 and Triple Crown. They have come up with a plan to minimize the number of large trees that have to be removed. By the time this edition is published, you will be seeing the start of the water main work on the Parkway.

- As always, we appreciate everyone's patience and caution in driving through the construction zones to keep our employees and our contractor's employees safe.

#### **Budget Work**

Our second budget workshop was held on June 1st following our regular city council meeting. Our senior staff members each got the opportunity to present their preliminary budget proposals for the coming year. It was a good session with the third budget workshop scheduled for June 29th.

#### **Resident Volunteers/City Staffers at Work**

Here are some updates on the work being done by a combination of city staffers and volunteers:

- Facebook page is growing! We currently have 298 people following our Facebook page. We have had 770 visitors as of this writing. If you are a Facebook user you can find us at City of Fair Oaks Ranch, TX. Our page is for sharing information about the city, but it is not a public forum. The page is monitored and objectionable or off topic material will be removed.
- The work on our new website is ongoing and will take several months to complete. We are in the design phase with Civic Plus, the service provider. The design phase is where we decide on the look and feel of the home page. Civic Plus did a presentation of their proposed design and we made some suggested changes back to them.
- At the June 1st Council meeting we passed two different resolutions naming citizens/elected officials to governance roles.
- Councilwoman Laura Koerner was named to be the council representative for the Municipal Development District board.
- We also passed a resolution naming Ed Barron to the Fair Oaks Ranch Capital Improvements Advisory Committee as a Development representative and naming Monte McCormick to the same committee as a Resident representative. We appreciate both of these gentlemen offering their services and we appreciate Laura taking on the council representative role for MDD.
- We also want to express our appreciation to Al Schmidt who served as the Council representative for MDD until his retirement from the Council this year.
- An ad hoc committee of our Municipal Development District has been working on proposed guidelines for granting MDD funds to qualified projects. The guidelines will be approved by the MDD Board prior to implementation. State law generally governs the types of project the MDD can fund, but the MDD would like to tailor guidelines within these parameters that are more specific to the needs of our city.

(Continued on Page 6)

**Better  
Homes  
and Gardens.**  
REAL ESTATE

**BRADFIELD  
PROPERTIES**

RIBBON CUTTING - JULY 11TH, 2017 - 4:30 P.M

# WE'RE YOUR NEIGHBORS!

Come visit our new and larger office at  
9091 Fair Oaks Parkway Suite 301!

Learn more at [www.BradfieldProperties.com!](http://www.BradfieldProperties.com!)



Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC and used with permission. Equal Housing Opportunity. An Independently Owned and Operated Franchise.



# FAIR OAKS RANCH

## NATURE WATCH

By Jim and Lynne Weber

### COMMON CENTAURIES

As members of the Gentian Family, there are many species of Centaurium worldwide, and three of them are native right here in Central Texas. The genus was named after the centaur Chiron, famed in Greek mythology for being a great healer through his skill in using medicinal herbs. Herbalists today still use the extract from certain species in this genus, commercially often called 'stomach bitter', to aid in the process of digestion. More recently, molecular studies have reclassified the genus, and the species that belong to the 'Texas group' have been renamed Zeltnera.

Mountain Pink (*Zeltnera beyrichii*), also called Meadow Pink, Catchfly, or Quinineweed, is an annual herb less than a foot tall and best described as a neat bouquet of small, pink flowers. Blooming May through July, Mountain Pink sprouts up like an inverted cone 8 to 12 inches high, on rocky hillsides, limestone outcrops, and along gravelly roadways. Its leaves are threadlike and are held below the multiple 0.5 to 1.0 inch wide showy pink five-petaled blooms that provide nectar for moths, butterflies, bees, and other insects. Pioneers used this plant as a medicinal plant to help reduce fevers, which is the origin for one of its common names.

Lady Bird's Centaury (*Z. texensis*) is named in honor of Lady Bird Johnson, and is a delicate plant 3 to 7 inches tall with an open, branched habit. Found in dry, grassy areas of the Edwards Plateau and Blackland Prairies, its leaves are linear and shorten in length on the upper part of the plant. Smaller than the other Centaurium species, its light pink five-petaled flowers bloom June to August, and are only about 0.25 inches wide.

Rosita (*Z. calycosum*), also called Shortflower Centaury, Buckley Centaury, or Arizona Centaury, prefers moist, open areas in otherwise dry habitat, along streams, on hillsides, and in prairies and meadows with intermittent drainages. An erect, branching plant up to 18 inches tall, it has larger, oblong leaves at the base and smaller linear leaves on the uppermost stems. Blooming May to July, the rose-pink five-petaled flowers are 0.5 to 1.5 inches wide, occur in an open array along the stalks, and have distinct, spirally curved, yellow pollen-producing anthers. Of all three species in our area, this one is a bit less common.

Long used in herbal medicine, today's science has discovered another interesting pharmacological feature of plants such as Centaurium in the Gentian family. They naturally produce organic substances called xanthones that exhibit antioxidant properties, which are thought to inhibit microbial infection, inflammation, proliferation of cancer cells, and the aggregation of platelets, among other benefits. Not a bad resume for these common centauries!

Send your nature-related questions to [naturewatch@austin.rr.com](mailto:naturewatch@austin.rr.com) and we'll do our best to answer them. If you enjoy reading these articles, check out our two books, *Nature Watch Austin* & *Nature Watch Big Bend*, both published by Texas A&M University Press, and our blog at [naturewatchaustin.blogspot.com](http://naturewatchaustin.blogspot.com).

## INTRODUCING "GET TO KNOW YOUR NEIGHBORS"

We are all very fortunate to call Fair Oaks Ranch home. But, Fair Oaks Ranch is more than just a place to live; it is a vibrant community brimming with family-friendly neighborhoods, chock-full of fascinating, talented people. Our variety is what makes us so both unique and extraordinary. However, sometimes, we get so busy, we lose sight of how interesting and diverse we've become.

We believe that getting to know the people who live nearby will help us create a sense of belonging and shared identity. We have created a column entitled, "Get to Know Your Neighbors" which we hope will strengthen connections, build trust in our wider community, and contribute to a happier neighborhood for everyone.

If you know of a person or a family that you believe is making Fair Oaks Ranch a better place to live, please let us know. We would like to introduce them to your neighbors.

Mulch • Decomposed Granite • Sand  
Topsoil • Soil Mixes • Compost  
Base • River Rock • and MORE...  
(830)438-5803

**Blanco Road Mulch**  
and  
**Landscape Materials**

**BlancoRdMulch.com**

Hours:  
Mon.-Fri. 7:30-5:30  
Saturday 8:00-3:00

Address:  
31767 Blanco Rd.  
Bulverde, TX 78163



**GREAT  
PRICING ON  
DELIVERY**





# 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!

**Speed Sync**

SYMMETRICAL SPEEDS  
UP TO **100 MBPS**

GVTC HOME WIFI  
WITH MANAGED ROUTER

TV WITH WHOLE HOME DVR

UNLIMITED PHONE

INTERNET, TV & PHONE  
FOR ONLY

**\$ 89<sup>95</sup>**  
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](http://gvtc.com/support/policies-terms-conditions).

# FAIR OAKS RANCH

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, now or 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.

**NOT AVAILABLE  
ONLINE**

*(Continued from Page 3)*

- As part of the Wildlife Education Committee work, we have been evaluating the risk level we have from feral hogs. We had a second meeting with personnel from Camp Bullis/Camp Stanley with a view toward working cooperatively to address this risk. Although we are still in the early stages, I believe this type of cross-entity collaboration is a good approach and we will do additional follow up.

## **Open House for New Building**

On May 20th we hosted an Open House at the new Public Safety/Municipal Court Building. We had representatives from police, fire department, and ambulance service available to visit with the public. Our police officers conducted tours of the new Public Safety and Municipal Court Building. We had a good attendance despite threatening rain and the event provided a great opportunity for our residents to get better acquainted with these important services the city provides.

We also had the fun of hosting the Fair Oaks Ranch Rotary Club for a tour of the new building on June 21st. It was a good session with this club which supports a number of community causes.

And the Second Graders Came to Visit!

One of the most enjoyable things we get to do every year is hosting the second graders from Fair Oaks Ranch Elementary school to learn a little about their city government. The mayor always comes in second best to the Chief of Police on this event because the Chief has better toys (sirens, flashing lights, etc.) to show off than the mayor does. We held this annual event on Friday, May 26th and a good time was had by all! Getting to work with these children always reminds us why we put in the work to run the city properly.

## **Independence Day**

It's hard to imagine that our Independence Day celebration is just around the corner as I am writing, but it is. Let's celebrate our liberties, set aside our political differences, and rejoice in the common bonds we have as citizens of the United States of America. Most of all, let's remember the sacrifices made by those who have gone before us, like Mac and Maggie, our own examples of "The Greatest Generation."

Wishing you and yours Life, Liberty, and the Pursuit of Happiness,  
Garry Manitzas

Mayor – Fair Oaks Ranch



**designs for  
new construction, additions  
& remodeling**

**john travis / architect**

26026 Serenity Ridge, San Antonio, TX 78258

ph: (210) 481-3022 cell: (210) 683-3834

jtravis2@satx.rr.com

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



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

Best Wine selection in Fair Oaks Ranch!  
830-755-6065  
[www.hillcountrywineandspirits.com](http://www.hillcountrywineandspirits.com)

*Locally owned by Fair Oaks Ranch residents*

## — STILL WONDERING WHAT WE DO?



**On The Move Inc.**  
Family owned and operated since 1992

**STOP IN TO CHECK OUT OUR INVENTORY**  
WE GUARANTEE A PLEASANT BUYING EXPERIENCE. YOU SHOULD GET  
EXACTLY WHAT YOU WANT AND YOU SHOULD ENJOY GETTING IT.

CHECK US OUT AT [WWW.ONTHEMOVEVEHICLES.COM](http://WWW.ONTHEMOVEVEHICLES.COM)  
CALL US AT 800-645-9949 | 28825 IH-10 W BOERNE, TX 78006





**PEEL, INC.**

308 Meadowlark St.  
Lakeway, TX 78734-4717

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

FOR



## WANT RESULTS?

**WE ARE #1 IN FAIR OAKS RANCH AND HAVE BEEN FOR 15 YEARS. 66 TRANSACTIONS IN FAIR OAKS IN 2016, FAR EXCEEDING ALL OTHER BROKERS AND REALTORS.**

**RESIDENTIAL | LAND | WE HAVE BUYERS | LUXURY**

SAN ANTONIO BUSINESS JOURNAL HAS RANKED THE WAGNER TEAM #1 TEAM IN SAN ANTONIO IN 2014, 2015 & AWAITING 2016

34 YEAR RESIDENTS AND MEMBERS OF THE CLUB. EXPANSIVE LOCAL NETWORK & KNOWLEDGE

11 TIME CONSECUTIVE CENTURION PLATINUM 50 WINNER, & MULTIPLE TEXAS MONTHLY 5-STAR RECOGNITION

WALL STREET JOURNAL NATIONAL RECOGNITION AS ONE OF THE TOP REAL ESTATE TEAMS IN THE UNITED STATES

WE ALL LIVE RIGHT AROUND THE CORNER, ARE ON CALL, AND WE WANT YOUR BUSINESS!

**CONTACT THE WAGNER TEAM TODAY FOR ALL YOUR REAL ESTATE NEEDS!**

**DAVE WAGNER**

**210.862.7616**

**TRAVIS WAGNER**

**210.323.1346**

**HUNTER WAGNER**

**210.852.5462**

**WAGNERTEAMREALTY.COM**



**KELLER WILLIAMS.**  
REALTY  
CITY VIEW

**10999 IH-10 W. Ste # 175  
San Antonio, TX 78230**

EACH KELLER WILLIAMS IS INDEPENDENTLY  
OWNED AND OPERATED.

IF YOU ARE CURRENTLY REPRESENTED BY A  
BROKER, PLEASE DISREGARD THIS ADVERTISEMENT.