

The FAIR OAKS Gazette

April 2018

Volume 8 Issue 4

NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH



FROM THE MAYOR'S DESK...

APRIL 2018

Foundational Studies Work and Stakeholder Involvements – Comprehensive Plan and Zoning

Because this is the most important piece of work currently ongoing at our city, I am going to spend a substantial part of the column on this topic. As you read through the steps involved to implement an updated Comprehensive Plan, subdivision regulations, and zoning, I think you will get a real appreciation for the complexity of the task.

You may recall that City Manager Tobin Maples presented plans for moving forward with this work at the February 15th council meeting. The council discussed various ways to select members of an initial P&Z Commission. We settled on soliciting applications and doing an interview process like we have done before to fill vacant council positions.

On March 5, 2018 the City Council met at 3:00 p.m. to interview 13 applicants for the Planning and Zoning Commission. We conducted the interviews in 20 minute segments and asked each applicant the same 10 questions for their consideration. Once again, I am impressed with both the quality of the applicants and the willingness of our residents to provide service to the city.

Council met on March 19th at 6:30 p.m. and selected the following seven residents as the members of the Planning and Zoning Commission:

- Bobbe Barnes
- Conrad Fothergill
- David Horwath
- Douglas Leonard
- Dale Pearson

- Michael Rey
- Frank Trapasso

Implementation of zoning and creation of a P&Z are major milestones in our city's ongoing development. This is an extremely important tool to ensure implementation of the Comprehensive Plan. Having procedures and a P&Z Commission in place provides a structured way to work through development issues in a logical manner. Again, the City Council will always have final say.

Following is a discussion of the sequence of events to get the Planning and Zoning Commission and procedures in operation. I will remind everyone that all of these meetings are open to the public and will be posted 72 hours in advance as required by the Texas Open Meetings Act. Of necessity, some dates may move around depending on how quickly we get through the discussions. No date is firm until it is formally posted. I encourage those interested in attending these meetings to sign up for "Notify Me" on our city website so meeting dates will be pushed to your email.

The next step in getting the Planning and Zoning Commission operating will be conducting a training session for both City Council and the P & Z. The training will be provided by our City Attorney and our City Manager. We anticipate that this training will occur on the **week of March 26**.

Following that, Gap Strategies and the City Manager will present the process for completing the Stakeholder deliverables regarding the Comprehensive Plan Update and the Unified Development Code (UDC) including zoning and subdivision regulations. We anticipate this will occur around **April 2**, although all dates are tentative at this point.

(Continued on Page 2)

FAIR OAKS RANCH

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Ambulance	911
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Animal Control.....	210-698-0990

SCHOOLS

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Fair Oaks Ranch Elementary	210-698-1616

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.....	(service trouble or repairs) 210-353-4357
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GVTC - Cable & Telephone	800-367-4882
Pedernales Electric Co-op	888-554-4732
Time Warner - Cable.....	210-244-0500

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..... (delivery info, stops, fids, ect.)	830-249-9303
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TEENAGE JOB SEEKERS

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
De Acetis, Mary*+~	17	•	•	•	•	830-388-2362
Gordon, Jesselyn	16	•	•	•	•	210-698-1138
Gibbs, Madilyn	13	•	•	•	•	830-755-4790
Gidens, Abbey*~	16	•	•	•	•	210-912-9544
Harris, Sophie*	13	•	•	•	•	830-755-5393
Hernandez, Kandice.....	13	•	•	•	•	210-789-2940
Hotea, Sophia #	15	•	•	•	•	210-264-7171
Lester, Zachary	15	•	•	•	•	210-427-9270
Nilsson, Caleb.....	16	•	•	•	•	210-667-7782
Sanders, Madison*+	16	•	•	•	•	401-447-4752
Watson, Marissa	16	•	•	•	•	210-784-6672
Williams, Grant.....	15	•	•	•	•	210-904-5035

* - CPR Training + - First Aid Training # - Piano Lessons ~ - Lifeguard

(Continued from Cover)

Next, the City Manager and staff will stage the first regular P & Z meeting to review the Comprehensive Plan update and the UDC. We anticipate this meeting will occur around **April 12**.

We anticipate scheduling a Town Hall meeting in mid-April (April 16 tentative date) for citizens to review and comment on the Comprehensive Plan Update, the UDC, and the Future Land Use and Zoning maps. The Town Hall meeting is not a legal requirement but the council has indicated that they want to have this community discussion before moving forward.

We have tentatively provided additional dates for Council and P & Z review on **April 23, April 30, May 10, May 14, and May 17** to review and discuss these items. It may not be necessary to use all of these dates, but we want to allow plenty of time for the discussions.

We are tentatively planning a special joint meeting of Council and P & Z on **May 21** to take public testimony regarding the comprehensive plan update, zoning regulations, and the zoning map. No formal action will be taken at this meeting.

We are also tentatively scheduling special meetings of the P & Z on **May 31 and June 4** to discuss the Joint Public Hearing and consider approval of a final report from the P & Z regarding adoption of the comprehensive plan update and UDC, including zoning regulations and a zoning map.

We anticipate City Council receiving the final report from the P & Z on **June 7** with 1st and 2nd readings of an Ordinance adopting the comprehensive plan update, zoning regulations, and a zoning map on **June 14 and June 21** respectively.

Final planned steps are filing the adopted ordinance with the City Secretary and posting future land use maps and zoning maps in City Hall on **June 22** and publishing ordinance captions(s) in The Boerne Star on **June 29**.

Road and Bridge Construction and Water/Wastewater Improvements

- Information on our road reconstruction project can be found at
 - o The project website FairOaksRanchRoads.org
 - o The city website FairOaksRanchTX.org
 - o The Fair Oaks Ranch Homeowners Association website FORHA.org
- Public Works Director Ron Emmons reported on progress on our road reconstruction at the March 15th council meeting. As most of you have seen, the top coating on the Parkway has been done. We are now going through the inspection process. Ron reported that some needs for rework had been identified and communicated to the contractor. We will be continuing this process as we move toward completion.
- Please continue showing caution in driving through the construction zones.

(Continued on Page 4)

Why I am Running for Re-Election

Garry Manitzas, Mayor of Fair Oaks Ranch

Where We Began

Dedie and I started down the path of public service almost six years ago when we both became volunteers and I became a board member for Fair Oaks Ranch Homeowners Association. About four years ago, an ill-advised Development Agreement for a planned high-density subdivision known as The Reserve was the driver that caused us to become founding members of the grass roots effort, Save Fair Oaks Ranch. We began the Save Fair Oaks Ranch movement with the goals of managing growth responsibly and protecting our quality of life. Those goals have not changed and some of us have moved into roles as elected officials to further our progress on those goals.

In the past three years we have:

- Updated comprehensive plan/land use map and zoning
- Become a Home Rule Charter city with a Council-Manager structure
- Begun upgrades to roads, city water, stormwater drainage, wastewater treatment and mobility
- Improved communication tools and content
- Dealt with legal issues relative to The Reserve
- Brought our extraterritorial jurisdiction into the city limits to enable zoning

I am running because....

Dedie and I are making an investment in our community, which is special and unique. We have accomplished a lot but there is a lot more left to do. We are celebrating 30 years as a city this year. I want to be there to finish this first big chunk of work we need to do to set our city up for the next thirty years.

Your election choices

My opponent is unhappy because his property was part of our recent annexation. He has told us in the media and in public hearings that he does not want to be part of our city and does not want to pay our taxes. He is a plaintiff in a lawsuit seeking to set aside the annexations at the same time he is running for mayor. If he were successful in the lawsuit, he would no longer be qualified to serve as mayor since he would not be a resident.

I have a proven six-year track record of successful service to our community. My opponent has not revealed any service to our community or any other community.

I have a desire to continue serving our community and to remain a proud resident. He does not wish to remain in our community.

I have talked with hundreds of you personally, conducted Town Hall meetings, read your emails and have come away with a sense of what our city should be. Together, we have built a plan to move our community forward while preserving our unique, semi-rural lifestyle for those who come after us. My opponent has no plan other than sarcastic ridicule of the work so many of you have put in with our staff and council. The choice is yours. Make a good one!



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Coffee-Chocolate Chip Cookies

INGREDIENTS

1 ½ cups flour
¼ tsp baking soda
¾ cup butter softened
¾ cup sugar
½ cup brown sugar
3 tbsp cool strong brewed coffee
1 egg
1 tsp vanilla
2 pkgs (8 ozs.) semi sweet chocolate, chopped
1 ½ cups chopped walnuts

DIRECTIONS

Heat oven to 325 degrees.
Combine flour and baking soda.
Beat sugars & butter until light & fluffy.
Blend in coffee, egg & vanilla.
Gradually beat in flour mixture until well blended.
Stir in chopped nuts & chocolate. Refrigerate 30 mins.
Roll dough into 60 x 1" balls, place on cookie sheet 2" apart.
Bake 10-12 mins. Enjoy!

From the Mayor's Desk (Continued from Page 2)

Resident Volunteers/City Staffers at Work

Following are some updates on the work being done by volunteers and city staffers:

- Our city Facebook page is continuing to attract readers. We currently have 728 people following our page. We have had 2,515 visitors as of this writing. For those of you who are Facebook fans you can find us at City of Fair Oaks Ranch, TX. Our page is used 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.
- At the March 15th council meeting, we presented an agenda item in which John Merritt, chairman of the Capital Improvements Advisory Committee (CIAC), recommended replacing retiring CIAC board of directors member Steve McKenzie with Paul Mebane. The council unanimously approved this recommendation. Steve served on CIAC for three years and we appreciate his years of service to our community. We also appreciate Paul's willingness to take on this new assignment.

Special Recognition for Eagle Scout Project in Norman Vestal Park

I am continually amazed at the quality of young people that Fair Oaks Ranch produces. Gavin McCrum, son of Greg and Suzanne McCrum, recently completed an Eagle Scout project that involved constructing a large wooden bridge in Norman Vestal Park off Pimlico Lane.

Gavin planned and executed the job with engineering design assistance from Fair Oaks Ranch resident David Fairhurst. There were 24 students and parents from Boy Scout Troop 102 who helped with the construction. Mark Grandjean, Tony Bishop, Matt Cronin, and Michael Kozub constructed the support posts for the bridge. Tony, Matt, and Michael are USAA employees who live in FOR. Debra Grandjean, who is our "Trail Boss" for FORHA, coordinated the work from FORHA's standpoint. Mark, her husband, has been "voluntold" for more FORHA projects than just about anyone.

The bridge is more than 50 feet long. Dedie and I went by the park to see the bridge and it is gorgeous. This is one of most significant Eagle Scout projects ever done by Troop 102 which is sponsored by the Methodist Church in Boerne. I have done presentations for Troop 102 and was astonished at the number of Eagle Scouts this troop has produced.

Volunteer efforts like this set our city apart and make it a very special place to live. We are all blessed to be a part of this community.

Wishing all of you and your families the best,

Garry Manitzas

Mayor – Fair Oaks Ranch

FAIR OAKS RANCH

SPRING PROJECTS

The weather is warmer, and it is probably time to check the perimeter of your home for repairs or just general sprucing up. Here are some things you might want to do:

- Stain your wood fence. Not only will this protect the wood, but it will transform the look of your backyard! The official color for Ladera is Cabot Oil Based, Semi-Solid, Chestnut Brown or BEHR Premium #SC-110, Chestnut Solid Color Waterproofing All-in-One Wood Stain and Sealer.
- Check your gutters for debris
- Check your stucco to see if repainting is in order. Remember, if you are thinking of changing the color you must get approval from the HOA.
- Check the trim on your home, again, repainting could be in order
- Sweep porches and patios
- Clean windows
- Clean front door
- Get your entire AC unit(s) serviced before the really hot weather hits.
- Your window screens should be clean and free of rips/tears.
- Power-washing the outside of your home, including the walkways and driveways, is not a bad idea. Go in with a neighbor to rent a unit in order to save money.
- Trees and shrubs should not be against the house; this is a perfect conduit for critters to get up on the roof. Trim all greenery.
- When it comes to your lawn, there's no such thing as fashionably late. This spring, get the most out of your efforts by giving your lawn what it needs, when it needs it. Maintaining your lawn requires work -- mowing, trimming, fertilizing, and heading off or curing problems. If you'd rather leave the job up to someone else, consider hiring a lawn-care service.



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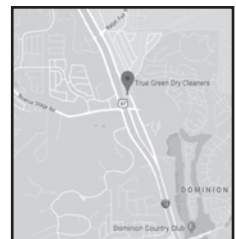
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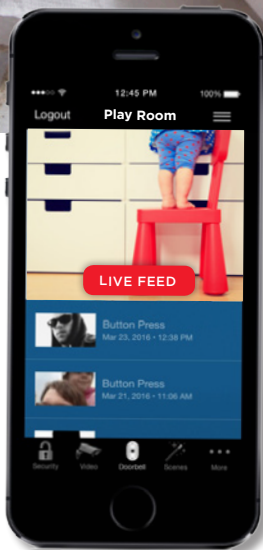
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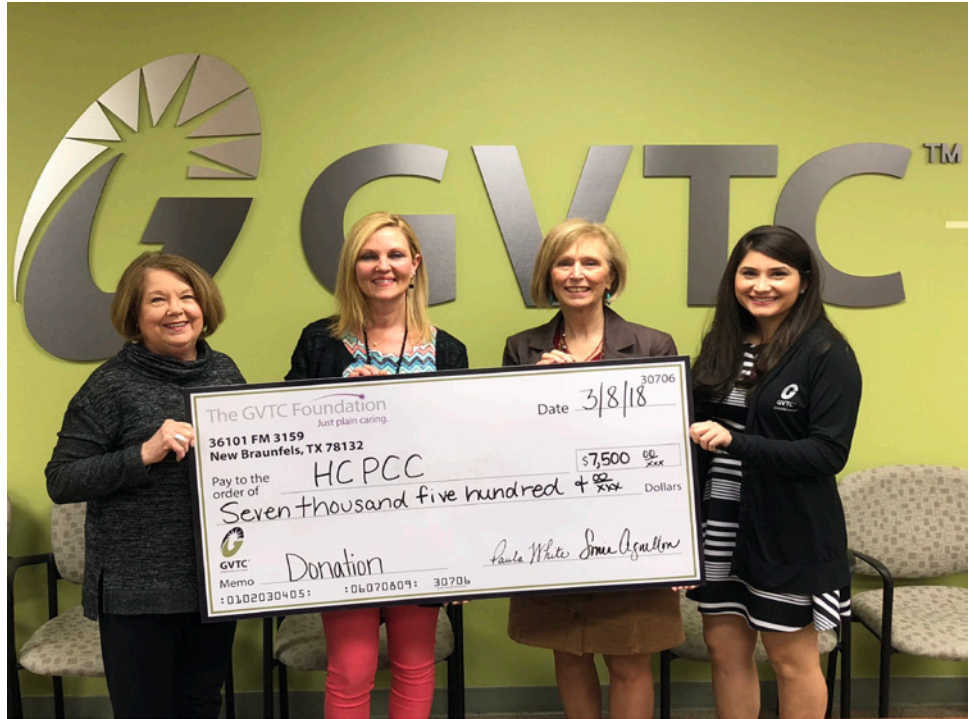
FAIR OAKS RANCH

GVTC SUPPORTS LOCAL NON-PROFIT

GVTC has once again chosen to support the Hill Country Pregnancy Care Center as a Corporate Partner. This is just one more way that GVTC gives back to this community. Their support, along with other Corporate Partners, churches and individuals, is what allows the HCPCC to provide totally free services to all people in the Hill Country and surrounding areas.

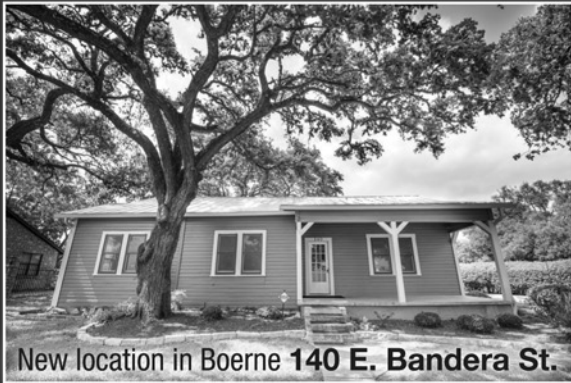
Whether that means taking a free child birth class at the YMCA, receiving free vitamins and ultrasounds at the facility on Fabra St, or if you are a student in middle or high school who has benefited from one of their educational programs in your classroom - generous supporters like GVTC make that possible.

Here we have Diana Anzollitto, LMSW, HCPCC Executive Director and Kimberly Siess, Community Relations Director receiving a check from Paula White, Public Relations Manager of GVTC.



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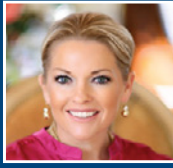
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FIVE TIPS FOR MANAGING STRESS

by Aaron Williams-Pharmacist

Did you know that April is National Stress Awareness Month? It's important to understand how stress affects you and learn ways to cope with life's stressors to protect your mental and physical health.

Stress produces lots of physiological changes affecting your heart. For example, you pump out more adrenaline, which can make your blood pressure rise and your heart race. If these changes keep up over time, they can damage your heart's arteries.

Although you can't control all the stressors in your life, you can take steps to better manage your responses. Here are a few tips:

1. Practice positive self-talk at least once a day. This can work wonders at turning around a negative frame of mind. An example of negative self-talk is this: "I hate when this happens. Why does this happen to me?" An example of positive self-talk is this: "I can handle this. I've done it before and I'll do it again."
2. Do something pleasurable JUST FOR YOU at least 15 minutes a day. Maybe it's taking a long bath, running at Town Lake, or listening to your favorite music. You will be amazed at how quickly this can turn around a day that feels like it's gone all wrong.
3. Use emergency stress stoppers, or actions to help you diffuse stress in the moment. Try some of these:
 - Count to 10 before you speak
 - Take a few deep breaths
 - Listen to a favorite song
 - Walk away from the situation for a while and come back to it later once things have calmed down.
4. Practice a daily relaxation method such as meditation or mindfulness. Often using breathing, quiet contemplation or strong focus on something, such as a phrase or sound, will help you let go of stress and feel more calm and peaceful. Think of it as a mini-vacation from the stress in your life!
5. Cultivate healthy habits. Get enough sleep, don't forget to laugh, exercise, slow down, and accept what you can't change. Taking steps like these will make a big difference in how well you manage stress.

The key is to find out what works for you and keep it up. But don't ignore the signals your body is giving you.

Nothing herein constitutes medical advice, diagnosis or treatment, or is a substitute for professional advice. You should always seek the advice of your physician or other medical professional if you have questions or concerns about a medical condition.

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IN THE GARDEN

by Pamela Kurburski

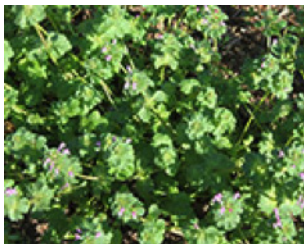
Although the severe freezes of the past winter may have done a number on all those flowers you love, I guarantee they did not have the same impact on the weed seeds that have been lying in wait. They are always the first to spring forth as the weather warms. There are an amazing variety of plants that are considered weeds and all of them will show up in my yard no matter how hard I tried to eradicate them the year before.

With weed control, the best defense is a good offense. Weeds do not like soil rich in organic matter. Adding compost is one of the best organic ways to stop weed seeds from germinating. Using corn gluten as a pre-emergent is also favored by those who don't like the idea of adding poisons to the landscape. For spot treatments, a combination of 20% vinegar, orange oil, and a dash of dishwashing soap is very effective. Be careful about applying the latter. It can kill almost anything it touches. Of course, just pulling the *@#% invaders up by the roots is also an option. Just try and get to them early because some have roots that seem to be seeking a direct route to the other side of the world. Plus you don't want them to set seed.

Knowing the enemy may not be as effective as some of the things listed above when it comes to getting rid of them. But it does give you a name to add to your expletive of choice when you are in the heat of battle. Here are a few of the most common in our area.



Vetch - Has clinging tendrils and climbs all over other plants making it hard to remove without causing some damage to its host.



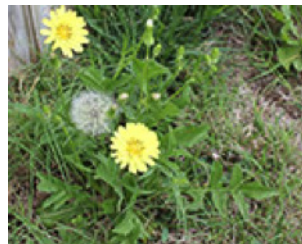
Henbit - Easy to pull but seeds prolifically. When you pull up one of the big plants, you'll find a bunch of little ones hiding underneath and eager to take its place.



Texas Thistle - Probably will need to dig this one out. The root has a tendency to snap off. That means it will just be back to annoy you in a couple of weeks. Use gloves because it is very prickly.



Yellow Nutsedge - You can try to dig this up but, as my grandfather used to say, the only way to really get rid of nutsedge is to move. That said, you can at least let it know it's not welcome in your garden. Although the vinegar spray mentioned above will brown the leaves, it won't touch the roots and the nuts that generate new plants.



Dandelion - Another tap-rooted weed that needs to be dug up. Those fluffy balls that are fun to blow on are actually the plant's seed dispersal system. Think twice before aiding and abetting this activity.

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- Provide written descriptions for unique items or even a story about where it came from
- Create room displays with furniture and décor
- Have a designated, easy to find cashier table
- Use larger signs to help customers navigate through your “shop.”

PRICE TO SELL

Don't base it on how much you paid for a thing 20 years ago, or how much it means to you. If you can't let it go for cheap, then you shouldn't be selling it at all.

OFFER FREE STUFF

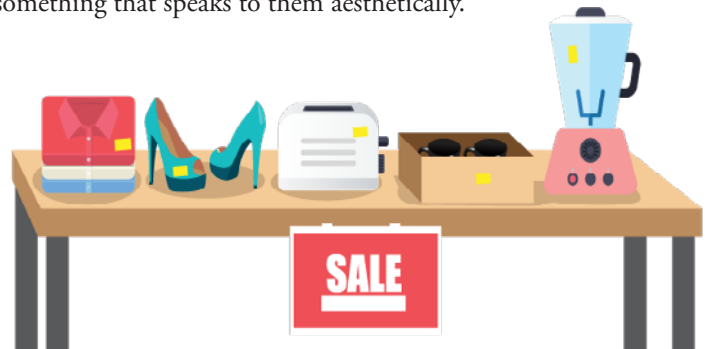
If your primary goal is to rid your home of clutter, why not have a designated free pile of those items you really want to purge from your life.

CONSOLIDATE PRICING

Bag up those random craft supplies, hardware, holiday decorations or what have you and sell the whole lot for one low price.

KNOW WHAT CUSTOMERS WANT

Garage sale shoppers are different than retail shoppers. The majority are looking for daily-use items at a low cost. And some shoppers are looking for bargain supplies for their hobby or collection. The best-selling items are: Clothing in good condition, tools, furniture, games/toys/bicycles, books, small appliances, camping/fishing gear and sports equipment. Still, there are a few outliers who stop by because something unique caught their eye or they are looking for something that speaks to them aesthetically.



Peeps

peeps4mayor.com

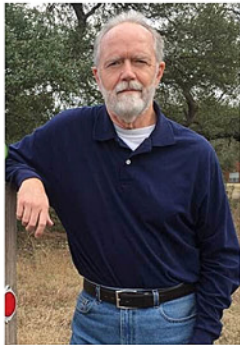


Vote

4

Mayor

Wes "Peeps" Pieper



For Mayor
Fair Oaks Ranch

The City of Fair Oaks Ranch has gotten off course in the last couple of years, in my opinion. Has gone away from the principles upon which it was founded, the reasons it was organized in the first place.

But don't take my word for it, or rely on some headline grabbing campaign slogan or talking points. Look into it yourself. If you haven't previously done so, you should buy and read the book "Vision to Reality, a Brief History of Fair Oaks Ranch, Texas." Written by the late Gary Younglove, to commemorate the 25th anniversary of Fair Oaks Ranch in 2013. And then compare that history to what is currently taking place. Go to my website, peeps4mayor.com, and look at the information available there, and then do more research on your own.

And then make up your own mind. If you agree with me, that Fair Oaks Ranch has gone astray, then please vote for me on May 5th. Help me make a difference, and get Fair Oaks Ranch back on track. Thank you.

Wes "Peeps" Pieper, Candidate for Mayor of Fair Oaks Ranch

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