



## NEWSLETTER

June, 2007

**GATE CODE CHANGE** - As of June 1<sup>st</sup>, the new gate code will be 7246. Next code change is scheduled for December 1st.

**Neighborhood Watch** - Recently there have been two Neighborhood Watch Bulletins sent out to the residents re: our water system. Some residents have not submitted any information for the Directory and a number of residents have not submitted e-mail addresses. This prevented them from being notified of the problems and risks. All residents are urged to send in their information. If you do not want it to be published your request will be honored. The most important thing is to have your information on record so that you can be contacted if the need arises.

**Fire Safety** - With the summer months approaching, a reminder of some fire safety tips for outdoor burning:

- Never leave a fire unattended. If you can't stay to watch the fire, don't start it. If you have to leave before the fire is out put it out before leaving
- Clear the ground around the burn pile to prevent dried leaves, twigs and other debris from catching fire
- Have a water source available or a shovel to throw dirt on the fire if the flames get too high
- Don't hesitate to call the Fire Dept if you think the fire is getting out of your control
- Don't burn on windy days or when burning is banned

**Entrance Way** – Traffic safety continues to be a major concern outside the entry gate with a number of accidents having recently been observed. The Board is now in the process of formally petitioning the County to re-assess this issue in hopes of adding additional safeguards. A formal letter has been prepared and submitted to Commissioner Doyal. A copy of the letter is included with this Newsletter.

**Contact List** – Listed are the people for you to call if there is a problem to report or if you have questions. There have been some changes to the list.

Communications Committee

Flo Lieder 281-252-0641 [ctflieder@att.net](mailto:ctflieder@att.net)

Neighborhood Watch

Flo Lieder 281-252-0641 cell 713-818-1061

Alternate – Tammy Adams 281-252-0019

Parks/Nature Trail

Ann Zimmerman 281-259-0213

Roadways, Gate & Entranceway

1<sup>st</sup> - CKM 281-255-3055

2<sup>nd</sup> - Chuck Lieder 281-252-0641, cell-713-818-1061

3<sup>rd</sup> – Charles Coffee 281-356-7758, cell-713-806-5843

## **Committee Reports:**

**ACC** - Indigo Ranch has a number of deed restrictions and architectural approval codes that we all abide by. We would like to bring your attention to some of these codes and restrictions:

Improvements to property in Indigo Ranch require prior written approval from the Architectural Control Committee. This includes outbuildings, barns, storage buildings, fences, pools and any other structure placed on the property as well as new home construction.

Tree Removal - Trees located within the proposed structure or driveway and within 25 feet of the structure may be removed. The removal of additional trees must be approved by the Architectural Control Committee.

Site Clearing - The property may be cleared of brush and small trees less than 8" in diameter 1 foot from the ground. All areas that are cleared must be landscaped with some type of vegetation or ground cover material. If you intend to build a barn or other outbuilding on your property we suggest you leave the 25' side building setback area natural, in the area you wish to build in, to act as a buffer to any adjoining properties. This will make approval of these structures easier to obtain when you decide to build. Clear cutting the entire property is strongly discouraged.

Natural Areas - Natural areas may be left on any area of the property, but must be kept free of debris if visible from the street.

**Communications** – In the last Newsletter residents were asked to volunteer for Neighborhood Watch. Only one person came forward. As a result the Area Captain's Program can not be activated at this time.

There has been a change to Neighborhood Watch. Flo Lieder will continue as Chairperson and Tammy Adams will be the Assistant Chairperson for the Neighborhood Watch Program.

Web Site: The new Web Site will be on line June 1 and can be found at [www.indigoranch.com](http://www.indigoranch.com) The Home page and Contact page are not password protected. All the other pages are protected. The application forms on the Contact page and the sampling of the Deed Restrictions can not be downloaded. They are for informational purposes only. Contact CKM for the actual forms and complete documents.

To access the protected pages click on one of the protected tabs. Enter the **User Name:** iranch  
**Password:** iranch plus the gate code. You will be able to go from one page to the other without having to re-enter the password.

The web site will be used to supplement the Newsletter during those months when the letter is not published. The information will be on the Bulletin Board.

Every effort will be made to post the Board Meeting Agenda on the site one week prior to the meeting. Formal minutes of the Board Meetings will be published on the Board page.

Web Site Manager – Tammy Lake

Newsletter - There is a change to the publication dates for the Newsletter. It will be published in March, June, September and December.

**Neighborhood Watch together with the Social Committee** will be hosting National Night Out on Sun Aug 5<sup>th</sup> starting at 2PM, Winchester Park on Indigo Hills Dr. This event is intended to accomplish a number of objectives. It represents an excellent opportunity for you to meet some of your newer

neighbors, and it provides a forum for a broader discussion about neighborhood security and personal safety.

Attempts are being made to have a member(s) of the Sheriff's Dept there to provide parents and children with safety tips on how to keep our children safe and to fingerprint the children in order to have the information on record. The fingerprint card will be given to the parents to hold.

The Magnolia Volunteer Dept in conjunction with Clear Creek Volunteer Fire Dept will provide Fire Safety information for adults and children.

**Fire Safety** - Recent studies indicate that many households do not conduct fire drills at home and generally there is no plan for the family to meet at a safe area once they get out of the building. Consequently they do not know if everyone is safe. Sometimes this confusion causes firemen to risk their lives by going into the building to search for someone who may have already escaped the premises. Basic planning and education on the part of all families could alleviate this risk.

Questions: Do adults and children know what to do in case of a fire? Do they know to stay low, to feel for hot spots, when not to open a door? Do they have a secondary plan if their exit is blocked? Do they know what to do if their clothes catch on fire? Do they know what drop and roll means? What about pets? Do you take the time to look for them or do you leave them behind to fend for themselves?

If you have not conducted any fire drills do you know whether or not your children will wake up when the smoke detectors go off?

The Magnolia VFD will send an instructor to help residents understand the basic principles of fire safety.

Clear Creek VFD will send a "smoke trailer" that they take to elementary schools to teach the children what to do in case of fire. After receiving instructions the children go into the trailer that has "safety smoke" and the firemen help the children find their way out. The smoke is not harmful in any way. "Safety smoke" is the same smoke used on stage in theatre productions. Firemen are in the trailer at all times. This trailer is geared for use by elementary school children only.

A tentative schedule will be for the Fire Dept to start at 2:30 followed by the Sheriff's Dept. Please check the Bulletin Board on the web site for further information.

**Parks & Recreation** – There will be a workday in the Winchester Park on Sat Aug 4 at 9AM to ready the park for our National Night Out. The clean-up shouldn't take too long if we have enough volunteers to do the work.

There were not enough volunteers to meet our objectives on the workday that was scheduled in March. Our goals were to clean up both parks and do some work on the Nature Trail. Unfortunately we were only able to clean up Winchester Park.

Thank you to all the individuals who helped with the last clean-up. Your time and hard work was very much appreciated.

**Roadways** – New sodium vapor lights have been installed in the entranceway over the marquee and fluorescent lights on the side pillars.

In order to reduce unauthorized access via the keypad at the entrance gate, the keypad was purged of all extraneous codes and the master code was changed. The master code is used only by authorized personnel to change the access codes in the keypad. When a new gate code is entered the old code will be removed.

Once again, the steel post on the exit gate was re-welded and repaired. This is likely to be a recurring problem until a major modification is made to the gate track area. Plans to perform this work in the near future are under consideration.

Crushed limestone was delivered and staged at the park. We will begin transporting it to roadway intersections to repair shoulder radiuses. The limestone is a temporary fix often used on county roads. This measure if proven worthy, may defer more expensive and disruptive repairs until a later date. The front gate tract area repairs and the road radius repairs will likely be combined into one project. This will maximize the utilization of the concrete trucks and the individuals building the concrete forms.

Tree cutting and removal in major culvert areas has begun. The trees are being removed so as not to impede drainage. The work started on Sat 5/19. Tree debris was hauled to the park on Mustang Trail to be burned at a later date.

Plans are in place to order material for erosion areas within the next two weeks. Tractor work is required. A rental tractor may have to be considered if no resident tractors can be utilized.

**IRPOA Board Meetings** - Open to all property owners. The meetings are held the fourth Monday of each month in the West Montgomery County Community Development Center on Friendship Lane in Magnolia, off 1774. There is a blinking yellow warning light at the intersection. Last building on the right. Meeting room is at the end of the hallway to the right. Open forum starts at 7PM. There is no meeting in December.

To request that an item or issue be added to the formal Board Meeting Agenda, please contact Janet Hampton at CKM.

Elections for expiring Board Member positions are held at the September Board Meeting. The Meeting starts at 6PM. A light supper will be served.

The next Newsletter will be published in September.



May 18, 2007

Commissioner Craig Doyal  
Precinct 2  
PO Box 369  
Magnolia, TX 77353

Dear Commissioner Doyal,

As an elected official, I am sure one of your primary concerns is for the safety and well-being of your constituents. As President of the Indigo Ranch Property Owner's Association (IRPOA), I have similar responsibilities, albeit on a much smaller scale. IRPOA meets on a monthly basis and a constant concern being raised by our residents relates to the high incidence of traffic accidents just outside our gate. Over the past year, we have seen a multitude of serious accidents as many drivers fail to navigate the severe turn as one heads east on Butera Road.

Previously, in the fall of 2004 our organization asked you to intercede in an effort to improve traffic safety on the section of Butera Road just outside our subdivision gates. At that time, you successfully introduced some additional signage that warns motorists to slow down. We thank you for that effort but unfortunately, the signs alone have not had the desired affect.

As an organization, we would now like to respectfully ask that the County analyze this situation once again. It is our hope that a traffic light can be installed outside our subdivision, or alternatively – at the very least – perhaps a flashing warning light could be installed just before the bend warning motorists of the severity of the turn. I understand that the process calls for a formal traffic study before any such corrective action measures can be introduced and I ask you to initiate that step as quickly as possible.

For the purposes of this letter, IRPOA has joined forces with the owner of the property directly across Butera from our neighborhood, \*\_\_\_\_\_. \*\_\_\_\_\_ is perhaps the individual who has been most adversely impacted by the repeated accidents as his fence has been damaged many times over the past 18 months.

As I expressed in the opening paragraph, the safety of our residents, property owners, and children is of paramount importance. Without additional safeguards, I genuinely fear that one day we will have a fatality outside our gates.

On behalf of the 80+ households within Indigo Ranch, and \* \_\_\_\_\_, I thank you in advance for your time and consideration in addressing this important issue.

Sincerely,

Pat McQuillan  
President – IRPOA  
(832) 482-1914 – Work  
(281) 252-8913 - Home

cc: IR POA Board  
Janet Hampton – CKM Property Management  
\* \_\_\_\_\_

\* Note: The underlined spaces indicate the removal of our neighbors name to protect his privacy