



NEWSLETTER

MARCH, 2007

SAFETY WARNING: Do not let children play by the gates.

Neighborhood Watch Alert - On Feb 15 two Hispanic men in a red pick-up truck with fenders in three colors were soliciting in the area trying to sell meat. They went to the door of at least two residents and were told to leave. A third resident also told them to leave. They did not leave the area and continued to drive to other houses. Some of our residents found this to be quite disturbing. If you should see these men in the neighborhood again please try to get a license plate number and call 911.

Contact List– Listed are the people for you to call if there is a problem to report

Roadways, Gate & Entranceway

- 1st - CKM 281-255-3055
- 2nd - Chuck Lieder 281-252-0641, cell-713-818-1061
- 3rd – Charles Coffee 281-356-7758, cell-713-806-5843

Neighborhood Watch & Web Site- Flo Lieder 281-252-0641, cell-713-818-1061

Alternates:

- Neighborhood Watch – Susan Canter 281-252-4454, cell-832-814-7666
- Web Site – Tammy Lake 281-252-9991, cell-281-787-7021

Parks/Nature Trail - Ann Zimmerman 281-259-0213, cell 713-446-5619

Entranceway- We are aware of problems with traffic backing up at the entranceway on Butera during rush hour, particularly when there is a truck or visitor stopped at the key pad trying to open the gate. The curve in the road west of the gate poses problems with speeders. The Board is appealing to the County Officials to assess the situation and help alleviate the problems. We'll keep you informed of the progress.

Committee Reports: Note- Some of the names of the committees have recently been changed.

ACC – Reminder - 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. Please contact CKM Property Management at 281-255-3055 with any questions or to request an application

Communications- Communications Committee and Neighborhood Watch Committee have been combined. For the purpose of clarity the Neighborhood Watch report is on page 4.

* Indigo Ranch Directory – We have had incidents where we have needed to contact residents immediately but have been unable to reach them since they were not in the Directory. Currently there are several residents that are not listed. We are asking every resident, new to our area or living here

for a while, to please submit your information. You can not be listed unless we have your permission to publish.

The Directory contains both resident and non-resident property owners. It is very important that we have information from the residents since this is the only way the Communications Committee and Area Neighborhood Watch Captains will be able to contact you. See Neighborhood Watch report page 4.

If you would like to submit information by e-mail contact Flo Lieder - ctflieder@att.net and the form will be forwarded to you. If you don't have e-mail contact Flo and a form will be sent to you.

*Web Site- Our new Web Site address – www.indigoranch.com - will be available shortly. The site is being redesigned and is intended to be a user- friendly source of information. There are a number of changes, for example:

- There is a “Bulletin Board” for social activities, road & gate repairs, work days, etc.
- There are no listings of property for sale, property owner or resident advertisements.
- Part of the site is for public information
- There is a protected link for property owners/residents only
- A pass code will be used to access the protected link

We'll notify you via e-mail when the site is ready.

*Newsletter- We will soon be taking advertisements from residents to put in the Newsletter. There will be a fee charged to help defray the costs of paper, printing and postage. The fee structure has not been determined at this time. Presently the advertisements will only be printed in black and white.

Parks & Recreation - Work day in the parks scheduled for Saturday, March 10th, 9AM-Noon

It's that time of year again when we ask the residents of Indigo Ranch to volunteer their time, labor and any equipment they may have to help us clean up the parks and nature trails.

We need to clear debris from the in climate weather we've been having as well as any damage that may have occurred this winter. We will begin with Winchester Park located on Indigo Hills Drive and move from there to Remington Park located on Mustang Trail. Once the work in the park is complete, we will move to the nature trails.

Without the generosity of our past and present volunteers, and their commitment to keeping the common areas of Indigo Ranch clean and clear of debris, we would need to outsource this project.

A notice will be posted at the front gate as a reminder of the date and time for the scheduled work day. For more information, to join this committee or volunteer your time on certain projects, please feel free to contact Ann Zimmerman

Roadways - The Roadways committee performed a road survey on Saturday 2/10/07. During the survey reflective tape strips were placed on road signs vulnerable to being hit as vehicles maneuver to turn around. During the survey many items requiring corrective action were identified. These items include:

- Eleven areas of drainage ditch silting and/or blockage,
- Seven areas where cars/trucks cutting the corners on road intersections and driving over the dirt shoulders are eroding the shoulders and breaking off the edges of the asphalt
- Eight areas where the property drainage culverts that run under the roadways are experiencing heavy erosion
- A sign in need of replacement and a minor asphalt patching job

In addition to the survey items, there are also previously known items in the gate area that require correction including a new concrete bed for the Gate Track and improvements to gate illumination and the keypad entry area. This represents a very full plate for the Roadways Committee and it will probably take more than one year to work off the To-Do list. The Committee is assessing these projects and will present a prioritized plan of activities and associated budget requirements to the Board in the near future. A significant portion of this work goes beyond volunteer availability and required skills and as a result will have to be contracted out.

Social Committee

First of all, I wanted to reflect back to our Holiday Party in 2006. WHAT A HUGE SUCCESS!!!! It was so nice to see so many new neighbors and lot owners come out to enjoy some holiday cheer with the community. The kids had a lot of fun playing games and doing the crafts. We had a lot of great food. Santa and the photographer were a big hit as well. Thanks to the residents who gave such positive feedback and I am so glad that everyone enjoyed themselves. Also, one last THANK YOU to the committee for doing such an awesome job in preparing for this event.

If you missed it last year please mark your calendar for this year. It will be on **December 2nd from 3PM to 7PM** you will not regret it. We will have a giving tree there this year for our Adopt a Family community project that we have done for the past 3 years. The tree will have postcards on it with the family's wishes on them. This will makes it easier for everyone to shop for the families.

We have many activities planned for this year starting off with the **Easter egg hunt** for the kids on **April 1st from 2PM to 4PM at Winchester Park**. The committee will provide drinks and snacks. We are asking the residents to bring 1 dozens plastic eggs filled with candy and goodies for each child. We will send out a reminder, as it gets closer to the date.

Some other events that we are considering for later in the summer are Watermelons and water guns in late June or July and National night out in August. We hope that everyone will come out and enjoy some time with your neighbors and be a part of this great community.

If you have any comments or questions please contact me at dana.wilder@certegy.com or 281-252-8927.

Dana Wilder
Chairperson, Social Committee

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. Sept Annual Board Meeting and Elections starts at 6PM. Light supper served. There is no meeting in December.

The next Newsletter is a "float" and will be published in either in May or June or when there is news to report.

***Neighborhood Watch-** We are in the process of revamping our Neighborhood Watch program. In order to do this we will need the help and cooperation of all of our residents. We are dividing our community into areas and will need volunteers to be “Area Captains”

We have developed a plan that we think will be best suited for the layout of our community. The plan takes into consideration future homebuilding and calls for a minimum of 9 Area Captains and 9 Alternates. Areas may include more than one street.

- 3 Captains – Bearclaw Ct & Bridleway Circle, Mustang Trail to Spotted Pony, Spotted Pony plus Mustang Trail to Stagecoach Crossing.
- 2 Captains - Stagecoach Crossing from the gate to Mustang Trail, Stagecoach Crossing from Mustang Trail to Indigo Hills Dr.
- 3 Captains - Indigo Hills Dr will be divided into three sections. Stetson Circle plus Indigo Hills Dr, Hitching Post plus Indigo Hills Dr, and East of Winchester Park to the cul de sac
- 1 Captain - Winding Creek Dr & Gold Panning Ct.
- Note - Depending upon the number of volunteers, these areas may change. More volunteers means less area for each Captain to manage.

Program Information

- Area Captains responsibilities:
 - Contact current and new residents in their area to inform them of Neighborhood Watch procedures
 - Contact area residents if an incident has occurred or if there are any informational notices
 - Report incidents to the Communications Chairperson or designated alternate
 - Pick an alternate to act on their behalf for times when they will not be available
 - Notify Communications Committee Chairperson of new residents in their area

Procedures:

- If there is an incident that requires emergency assistance, police or fire department, or if there is something of a criminal nature, the resident involved will notify 911 then report the incident to the Area Captain
- Area Captains will:
 - Notify residents in area if help is needed or if incident is of a criminal nature
 - Will report incidents to the Communications Chairperson
 - If there is an incident that needs to be reported to all the residents, the Communications Committee will notify other Area Captains
 - Informational notices involving gate, water supply, roads or other: Communications Committee will notify Area Captains
- **Matters of an urgent nature will be handled through the Neighborhood Watch Bulletin**
- To report lost or found pets contact the Communications Chairperson and an e-mail will be sent to all the residents
- Area Captains/Alternates will be given a Directory with residents listed by street address

***Neighborhood Watch Bulletins** – will be sent out by e-mail when there is a need to reach people quickly. A “Neighborhood Watch Bulletin” sign will be **posted at the gate** when the bulletin is issued. **Please check your e-mail when this occurs.** If we do not have a current e-mail address you will not receive the Bulletins. If you do not have access to e-mail contact Flo Lieder for the information.

A meeting will be held with the Area Captains to acquaint them with their responsibilities, assigned areas, and reporting procedures.

Our new plan is an ambitious project that will require everyone’s help and some volunteer time. To volunteer please contact Flo Lieder by phone or e-mail ctflieder@att.net