



The Preserve at Balcones Canyonlands

(formerly Whitewater Springs)

Community Newsletter

Whitewater Springs
Property Owners
Association, Inc.

Volume 3, Issue 1
Winter 2010

Annual Property Owners Meeting Held In Bertram

The Whitewater Springs (WWS) Property Owners Association (POA) held its annual property owners meeting at the Lewis Building in Bertram on Saturday, December 5, 2009. LaDale Young, Board of Directors President, opened the meeting and introduced various guests present.

The primary purpose of this meeting was to elect new members for the POA Board of Directors. Six persons had been nominated by the volunteer Nominating Committee for the five available positions. Ballots had been mailed in November to all property owners on record.

The six nominees were:

John Gourley – CEO and Principal, Madison Group

Robert Teeter – Principal, Madison Group

Michael Klement – Operating Partner, Montvale

Marty Galliard – Property Owner, WWS

Charles Mickel – Resident, WWS

Allen Palmer – Resident, WWS

Each WWS property owner could cast votes equal to the number of acres that they possessed for any 5 of the 6 candidates. 52 owners of the 350 non-developer owned properties cast ballots (14.9%) representing 115.557 of the 701.9581 non-developer owned acres (22.2%). The current developer, Montvale, cast their votes for the 545.36 acres that they own.

After all of the votes were tallied, John Gourley, Robert Teeter, Michael Klement, Marty Galliard and Charles Mickel were elected to serve on the Board of Directors for 2010, with Charles Mickel assuming the position as President.

Another item on the ballot that received approval was the renaming a portion of Whitewater Drive to Sunset Peak. Under the original platting of the subdivision, the portion of the road to the north (right) of the intersection of Balcones Ridgeway and Sunset Peak was named Whitewater Drive. This inconsistent naming has created confusion since this section was not connected to the main portion of Whitewater Drive and visitors assumed that it was Sunset Peak.

The agenda also included reports from Bill Hiers, chairman of the Roads Committee, regarding the progress to date on the recycling of the roads within the subdivision and Charles Mickel, chairman of the Security Committee, regarding the recent installation of new motors for the front entry gates.

LaDale reviewed the 2009 actual expenses versus the 2009 budget for those present and announced that the 2010 budget would be held at the 2009 level, thus retaining the amount of property owners' assessments steady at the 2009 rate.

After a brief question and answer period, the meeting was adjourned.

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What's In A Name?

We've all been hearing that Whitewater Springs is to be renamed to **The Preserve At Balcones Canyonlands** (shortened to **The Preserve**). But when is this happening? The current developer, Montvale, suggested the new name for marketing purposes and the property owners approved this name change in the summer of 2009. Paperwork for the name change is being filed with the Texas Secretary of State and will most likely become effective this year. Until then, you will continue to see references to both Whitewater Springs and The Preserve. But they are both the same thing. More later when the new name becomes official.

Do You Receive E-mails from us?

To get up-to-date information about our community, please be sure we have your current e-mail address. Send your contact information to:

wwsnews@yahoo.com

LET'S STAY IN TOUCH!

BRUSH BURNING IN WHITEWATER SPRINGS

Did you know?

- ◆ Whitewater Springs has had an Outdoor Burning policy since July 2007 and all property owners are expected to comply with this policy. Copies of the policy are available in the “Before You Burn” box located just inside the front gate and will soon be available on the WWS POA website.
- ◆ No fire is considered to be controlled until it is OUT.
- ◆ Texas law holds the property owner totally responsible for any damage caused by outdoor burning on his property.
- ◆ Texas Commission on Environmental Quality (TCEQ) gives local fire departments discretion to determine if a fire is compliant with state law.
- ◆ TCEQ regulations can fine violators up to \$25,000 per day per violation.

You do not have to burn brush on your property. There are alternatives for disposing of brush and trees:

- ◆ Mulchers and chippers are available at rent centers to convert brush into valuable mulch for your gardens and erosion-prone areas. This can save you money by not having to buy commercial mulch.
- ◆ Marble Falls and Austin have trash hauling services that can remove up to 40 cubic yards of material per trip.

If you still decide to burn –

you must obey all state and county laws as well as all WWS regulations.

What you **MUST** do if you burn:

- ◆ You **MUST** notify the Burnet County Sheriff’s office each day you burn, in advance, at 512-756-8080 giving: your name, address, phone, the location and time that you will be burning.
- ◆ You **MUST** have a shovel and rake available plus a water hose attached to a reliable water source
- ◆ Your burn pile **MUST** be at least 300 feet from the property line of the nearest property that has structures containing sensitive receptors including humans, livestock or “sensitive live vegetation”.
- ◆ You **MUST** ensure that a responsible person stays with the burn at all times until the fire is completely OUT (no visible flames, glowing embers or smoke).
- ◆ You **MUST** have your burn extinguished (no visible flames, glowing embers or smoke) no later than 1 hour before sunset on the same day as the burn.

What you **MUST NOT** do if you burn:

- ◆ You **MUST NOT** burn after dark as that is illegal in Burnet County.
- ◆ You **MUST NOT** burn on windy days, during dry periods or during periods of actual or predicted “low level atmospheric temperature inversions” or thunderstorms.
- ◆ You **MUST NOT** burn in Burnet County on “Red Flag Warning” days or during Burn Bans.

Following are some examples of unsafe, unhealthy or unlawful outdoor burnings observed in WWS:

- ◆ Burns that have gotten out of control and had to be extinguished by the Fire Department
- ◆ Burn piles that were so large that the height of flames reached unsafe levels
- ◆ Burns that were allowed to burn and smoke during the night
- ◆ Burns that were upwind of homes with smoke sensitive individuals
- ◆ Burns closer than 300 feet to adjacent properties without first notifying and gaining written approval of the residents of those properties
- ◆ Burns that have damaged roads and/or erosion control materials.

Security

The main entry gates of the Whitewater Springs subdivision are working as expected after the installation of new gate motors in November 2009. The old motors were 10 years old and at the end of their useful life when replaced.

For the safety of all, motorists are encouraged to wait until the gates have opened completely before driving through the gate opening. Some drivers have been observed to be impatient and have driven through while the gates are still in motion. This action could potentially cause an accident of a collision with the gates or with a vehicle approaching from the opposite direction.



DRIVE SLOWLY AND SAFELY THROUGH THE GATES
TO AVOID ACCIDENTS



Residents and property owners should always remember:

- ◆ Do not share your gate entry code with anyone other than close family members.
- ◆ If you do share your entry code with family members, ask them to not share the code with others.
- ◆ NEVER share your gate entry code with contractors, vendors, realtors, etc.
- ◆ For residents, all visitors, contractors, vendors, realtors, etc. who require access to visit your home will call you from the front entry gate call box for admittance (pressing “9” on the home phone when called from the entry gate will open the gate).
- ◆ If you require contractors, vendors, realtors, etc. to visit your home and/or property in your absence, instruct them to contact WWS Security so they may be added to the WWS Contractor Access List.
- ◆ If you share your personal entry code with unauthorized persons, or if you feel that your personal entry code has been compromised, you must contact WWS Security immediately to change your code.

WWS Security monitors all gate entry information daily and will take action to change or delete any residents’ or property owners’ gate entry codes if unauthorized access is detected.

For more information, refer to the “Security” section under “Property Owners Information” on the WWS POA website.



OBEY THE POSTED 25 MPH SPEED LIMIT WHILE DRIVING
IN THE PRESERVE



Architectural Control Committee

The Whitewater Springs Architectural Control Committee (ACC) MUST BE CONSULTED whenever a property owner is planning to build a new home or when a resident is planning to make changes or additions to his existing home. This is required by Article III, Section 1 of the “Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision”, commonly known as “The Covenants”.

The purpose of these Covenants is to protect the value, utility, attractiveness and desirability of the tracts that constitute this subdivision.

Residents and property owners are urged to view the “Building Procedures” section under “Property Owners Information” on the WWS POA website before they begin any construction project to ensure that they have the necessary information needed.

If residents or property owners have any questions, they may send an email to the ACC at team@wwsps.com or they may submit a question via the WWS POA website (“Submit A Question” section under “Property Owners Information”).

ACC Scorecard

As of 2/1/2010

Plans Under ACC Review: 0

Homes Completed: 57

Under Construction: 5

- ◆ 510 Wagon Wheel Trail
- ◆ 205 Ashe Juniper Way
- ◆ 109 Longhorn Pass
- ◆ 216 Springhollow Drive
- ◆ 304 Chaney’s Crossing

Whose Habitat Are We Managing Anyway?

In 2008, the name of our Sportsman's Committee was changed to the **Wildlife Habitat Management (WHM) Committee** in order to better reflect our expanded focus. In addition to creating a proper habitat for fish at our big lake, trying to reduce the feral hog population, following the US Fish & Wildlife requirements to maintain our habitat for the endangered Golden-Cheeked warbler, and other projects, the group is also interested in preserving habitat for the rich variety of other wildlife we have in this amazing ecosystem we call The Preserve (WWS).

Native mammals we have seen or captured on game cameras in WWS include white-tailed deer, fox squirrels, raccoons, grey foxes, ringtails (a nocturnal cat-like mammal with a long ringed tail that is related to the raccoon), opossums, cottontail rabbits and jackrabbits, skunks, mountain lions (more about that later), armadillos, bobcats, porcupines, coyotes, and our latest addition, beavers. A group from UT helped us find Silver-Haired and Big Brown bats in some of our caves. We also have various small rodents.



Ringtail

We are lucky to have the ideal habitat for the endangered **Golden-Cheeked warbler** and can spot them and hear their songs here during nesting season from March until July. There are so many other **birds** that either live here year-round or migrate through that we cannot list all of them. However, last December, three WWS residents participated in the annual Christmas Bird Count with the Balcones Canyonlands National Wildlife Refuge. On that one day they counted 32 species of birds here in The Preserve (WWS), with a total of 262 birds, including American Widgeon, Scaup, Pie-billed Grebe, Great Blue Heron, Black Vulture, Wild Turkey, American Kestrel, Sandhill Crane, Rock Dove, Mourning Dove, Great horned Owl, Rufous Hummingbird, Ladder-backed Woodpecker, Eastern Phoebe, Western Scrub Jay, Carolina Chickadee, Black-crested Titmouse, Bewick's Wren, American Robin, Northern Mockingbird, Orange-crowned Warbler, Spotted Towhee, Chipping Sparrow, Vesper Sparrow, Lark Sparrow, Swamp Sparrow, White-throated Sparrow, Dark-eyed Junco, Northern Cardinal, House Finch, and Lesser Goldfinch.



Male Painted Bunting

Other birds we often have here that they did not see on that day are Greater Roadrunner, Ruby-Throated and Black-Chinned Hummingbirds, Wood Duck, Turkey Vulture, Red-Tailed Hawk, Cedar Waxwing, Pine Siskin, Painted Bunting, Blue Grosbeak, Ash-Throated Flycatcher, and Ruby-Crowned Kinglet.

Largemouth bass and Bluegill bream are the main types of **fish** that we have in the big lake. Cow Creek also has lots of small fish. Many lizards, frogs, and toads are seen here, predominantly Texas spiny lizards and Southern leopard frogs. Has anyone seen any Texas Horned Lizards, commonly called **horny toads**? Those large Harvester ants we see in the big nests are

their favorite food, so maybe they are here.

Some **snakes** seen here include Texas rat snake, Central Texas whipsnake, Ribbon and Garter snakes, and our venomous snakes are the Big Four: Western diamond-backed rattlesnake, Coral snake, Western cottonmouth, and Copperhead.

We can't forget the **insects**. Of course we do see some scorpions, millipedes, centipedes, hornets, and lots of fire ants, etc., etc. We have learned that our caves have several cave-adapted blind crickets, spiders,

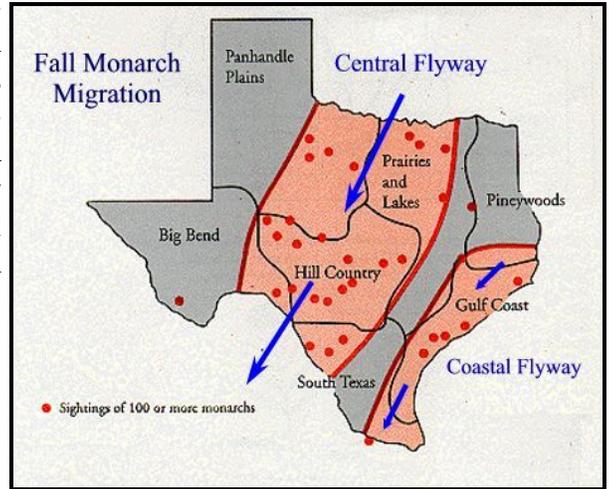


Male Ruby-Crowned Kinglet

and centipedes. However, we also see many types of wonderful butterflies, dragonflies, damselflies, and tarantulas, as well as beneficial insects like ladybugs, fireflies, praying mantis, spiders, and wasps (very good reasons for us not to use pesticides!) We are located right in the central flyway in both the spring and fall for the annual Monarch migrations.



Centipede



SURF’S UP!!

If you haven’t seen the big lake in a few weeks go check it out. From a low water level this past summer of about 14 feet below full level, we are now full and flowing through the spillway! Although most of the water came directly from the recent rainfall, the level is also rising slowly from the natural springs that are flowing again now that they have been refilled by the rains.

During the low water period last year, we were able to submerge quite a few tree branches and rocks along the south shoreline which will be great cover for the fish this spring. Additionally, we have a lot more shoreline that is conducive to bass and bream spawning with the lake level higher so we should get a very good population increase. The higher water level has also flooded and killed some of the land vegetation as well as some of the aquatic vegetation so fishing from the bank should be much easier this spring. Get ready for the 2nd Annual Fishing Rodeo and Wildlife Habitat Education Day - this year we should actually catch some fish.

On a side note, two of the wood duck nesting boxes installed last year had to be extended 3-5 feet to keep them from being submerged. They are now standing in the water rather than on the banks.

So enjoy Mother Nature’s gift from the past few months...SURF’S UP.

Tell LCRA what you think about our water supply:

Monday, March 8:

Open House 6 p.m.

Discussion 6:30-8:30 p.m.

Austin - LCRA Service Center

3505 Montopolis Drive

Building A

Austin, Texas 78744

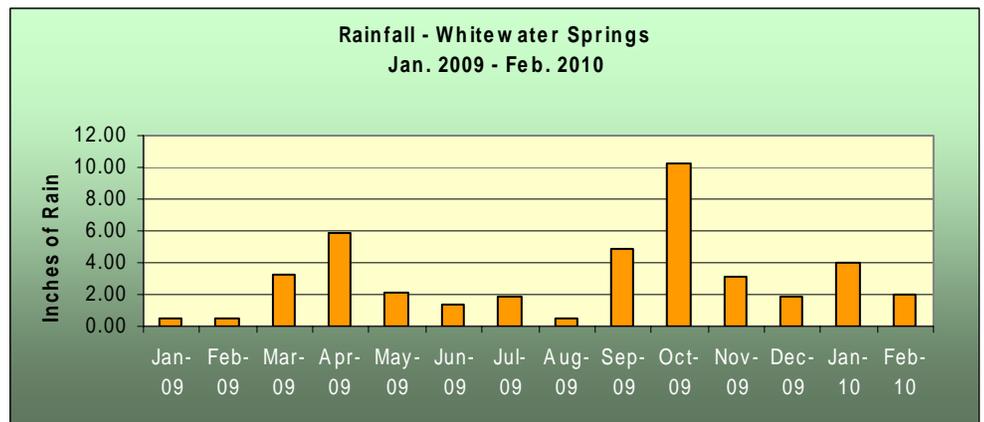
OR

Complete an online survey before March 19 at

www.lcra.org/watersupply.

2009-2010 Rainfall in The Preserve

The drought in Central Texas has been broken. With the fall and winter rains, the Big Lake is full, Cow Creek has been running since October and the ponds in the subdivision are full and attracting ducks and other wildlife. Below is a chart¹ showing monthly rainfall totals in The Preserve for the past 14 months.



¹ Rainfall data from an unofficial weather station located within The Preserve.

It's Not Nice to Fool with Mother Nature

True stories from our community:

- ◆ One family was finding mice in their home. The little rodents were very industrious, finding nuts, popcorn, rice and other goodies in the pantry and carrying them all over the house to store in boots, pillowcases, flower pots, vacuum hoses, and other really cool hiding places. Traps seemed inhumane, and poison was not an option. But, eventually, natural predators started appearing around outside the house - foxes, roadrunners, snakes, and others. Soon, the mice were all gone.
- ◆ Another time, many fat, happy, and very bold Hispid Cotton Rats (plant eaters that do not carry disease) were seen under the bird feeders of a home here. What to do? The family decided to let nature take its course, and waited to see what happened. Before long, the natural predators showed up, and the rats were completely eliminated.
- ◆ One recent year, there was an abundance of Southern Leopard Frogs - not a huge problem, but we did have an awful lot of them! The snakes and other natural predators moved in, and the frog population was soon back to normal.
- ◆ Cottontail rabbits are so cute, don't you think? And so incredibly fast that you can't catch them. When they eat your precious plants that you so lovingly nurtured, they aren't quite so cute, are they? That's what happened to a couple living here in our community. Once again, they waited to see what Mother Nature would do. You guessed it, the foxes and other natural predators soon took care of the problem. Unfortunately however, there is no way to deter our notorious deer after they get a taste for landscape plants.

By the way, once the over-abundance of wildlife subsided, the natural predators moved on to look for plenty of food elsewhere.**Nature keeps everything in balance**.....

Snakes. Many people have an extreme aversion to all snakes. However, even venomous snakes are an integral part of our ecosystem. Without them, we would be completely overrun by mice, rats, and other rodents and pests. Please help protect snakes - they are our allies, not the enemy. There is never a reason to kill non-venomous snakes (unless possibly an aggressive rat snake). Regarding venomous snakes, if they are not directly threatening you, your pets, or your home, please leave them alone to do their "job" in the ecosystem. Yes, even diamond-backed rattlesnakes are important to us. If you encounter a snake, move slowly and allow it to move away undisturbed. Remember that snakes have poor eyesight and quick movements may cause them to strike. Their first defense is to retreat - please allow that to happen.

Mountain Lions: Don't be alarmed, but these beautiful cats have been seen here in our community. They are important predators that serve to help keep the populations of other wildlife, such as deer and other large mammals, including feral hogs, at reasonable levels. However, attacks on humans by them are very rare. For many other reasons, common sense tells us not to leave small children or pets unsupervised outside here. If you do encounter a mountain lion, Texas Parks and Wildlife recommends that you do not turn and run away. Pick up small children or pets to prevent them from running. Slowly back away, speaking in a loud, calm voice, and make yourself appear larger by raising your arms or waving a stick. Stay calm, keeping eye contact with the cat. If it seems aggressive, throw rocks or sticks and fight back.

Interesting fact: the territory of these mostly solitary animals can range from 50 miles or more for females or up to 200 miles for males, depending upon the abundance of wildlife.

Deer: Speaking of natural predators, like mountain lions, remember that there are virtually no natural predators remaining these days for white-tailed deer. Because of this, they have a tendency to become hugely over-populated in the Texas hill country. We need to continue to do our part to keep their numbers at a normal level in order to protect the health of the deer population as well as our property. Many Texas communities are now having to resort to slaughtering the deer and donating the meat to the needy, or even more distasteful methods of population control. People feeding deer results in an abnormally increased survival of the animals that would naturally succumb to the elements, illness and other stresses, and circumvents the natural "survival of the fittest". Please refer to the "Feral Hogs and Deer" article in our April 2008 WWS Newsletter for all of the details about why none of us should be feeding deer. By the way, after the reduction of our feral hog population by trapping in past years, we are beginning to see more of them recently - is this due to our attracting them by feeding deer? They have been seen near deer feeders in our community.

(Continued on page 7)

(Continued from page 6)

All it takes is one person feeding the deer with the grandkids to cause our deer to become accustomed to people and start hanging around and causing trouble. Don't be that one person!

Let's not "fool with Mother Nature", and allow these animals to peacefully co-exist with us.

When one tugs at a single thing in nature, he finds it attached to the rest of the world.

-John Muir

Firewise Lot of the Quarter

The home of Bob and Peggy McCullough on Balcones Ridgeway was the third property involved in our Defensible Space project and will be featured in this issue. Staff from the Balcones Canyonlands National Wildlife Refuge gave the McCulloughs recommendations that would make their home safer in the event of a wildfire. The property already had a large grass area that is kept mowed and watered when possible, and a gravel driveway that would limit spread of fire. However, there were some highly flammable plants (pampas grass and Ashe Juniper) growing very near and actually touching the home that needed to be removed. An alternative to those plants would be low growing and less flammable plants or rock and gravel.



Pampas grass and juniper growing next to the house can be a hazard.



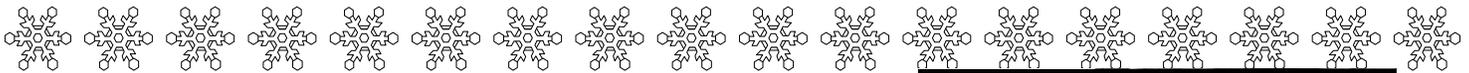
Growing rose bushes near wooden deck and stairs could be a fire hazard.

Also, a second story wood deck and stairs were covered with lovely rose bushes - the deck and the roses both posed a significant danger from flying embers or direct flame. The McCulloughs did not want to part with their roses, so a compromise was reached - they set up a sprinkler system for that deck area and made arrangements for neighbors to turn it on in the event of a fire if they were not at home.



Ashe Junipers on the slope by the house were limbed 6 feet above the ground.

Because the home is near a slope, the Ashe Junipers were limbed to 6 feet from the ground and some of the smaller trees removed. It was recommended that the grasses in the area near the draw downhill be kept short to prevent fire from being funneled up to the house.

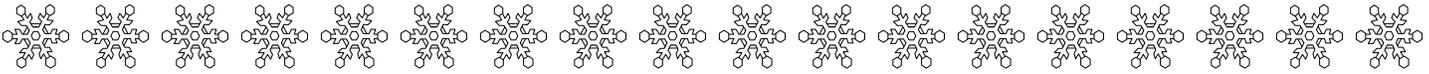


SNOW!!!

Residents of The Preserve awoke on the morning of Tuesday, February 23, 2010, to the beginning of what has to be the most snowfall in the area in recent years. Snow began falling between 7:00 and 8:00 in the morning and snowed pretty much all day. Unofficially, The Preserve received 3-4 inches of snow.

It was a wonderful winter wonderland all day!

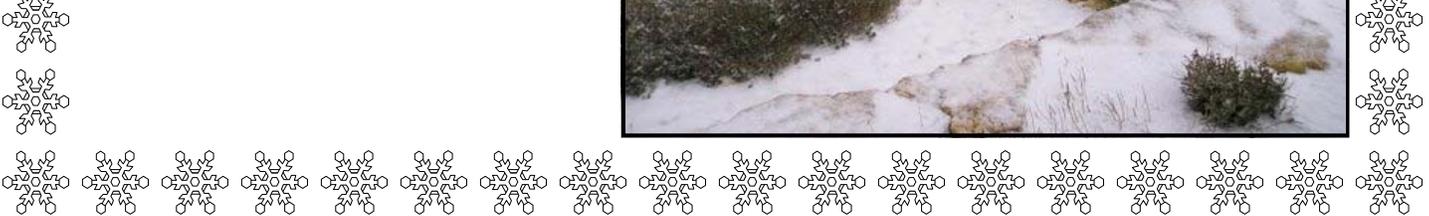
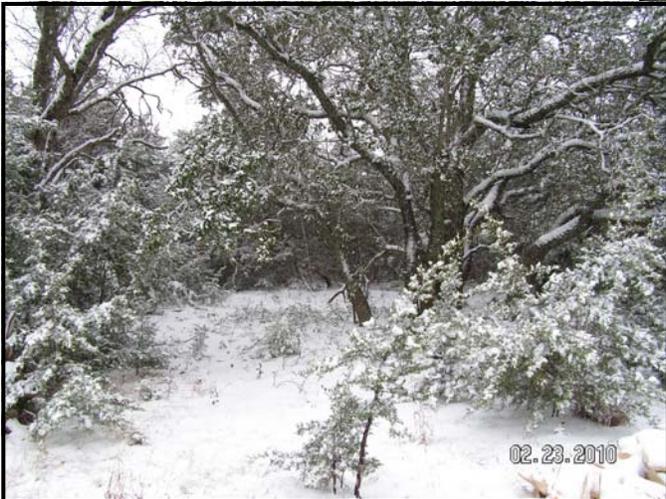




SNOW!!



February 23, 2010



Calendar of Events: Spring in the Texas Hill Country - so many choices!

March 5 and 17 : Burnet

Star Viewing at Canyon of the Eagles

800-977-0081

March 13 - March 14 : **Boerne Market Days**

Take beautiful small-town surroundings, dozens of vendors from all over Texas, arts & crafts, antiques, collectibles, unusual items & great food, & you have Market Days! To be held at Main Plaza.

830-249-5530

March 19 - March 21 : **Fredericksburg Trade Days**

Shop with over 350 vendors and 6 barns in one location every third weekend of the month. Acres of antiques, collectables and much more. Relax in the Biergarten while listening to live music.

830-990-4900

March 26 - March 28 : Fredericksburg **Peddler Show**

Gillespie County Fairgrounds, The Peddler Show offers a one-of-a-kind shopping experience. Whether you are looking for personalized designs, creative gifts or unique jewelry, the Peddler Show has it all.

512-358-1000

March 27: Burnet

Hill Country Lawn and Garden Show from 9 - 3 at Burnet Community Center, 401 E. Jackson St

April 3 : Boerne

Cibolo Nature Center Native Plant Sale

20th Annual Mostly Native Plant Sale and Green Living Fair Find native and non-invasive plants that are tried and true for the Hill Country.

830-249-7277

April 9-11 & 16-18: Hill Country Wineries

Texas Hill Country Wine and Wildflower Trail

866-621-9463 <http://www.texaswinetrail.com/index.html>

May 9 : **Llano Starving Artists Sale**

A downtown Llano Artist exhibit with many local hill country Artist of all Mediums. Beginners to advanced art. Perfect place to shop for Mothers Day!

325-247-4963

May 15 : **Wimberley Garden Tour**

The Wimberley Garden Club invites you to tour fabulous gardens on their Annual Garden Tour! Tickets are available at the Wimberley Visitor Center beginning May 1 and at the garden locations the day of the tour.

(512) 847-5366

May 29-31: Kerrville

39th Annual Texas Arts & Crafts Fair

www.tacef.org

HELP WANTED

The following committees of the Whitewater Springs Property Owners' Association (POA) need volunteers to assist with the duties and responsibilities of those committees. If you have skills, experience and time to help out the POA team, please send an email to ThePreserve@Hughes.net stating which committee that you would like to participate on and what your qualifications are for that team:

Roads Committee

Pool Committee

Architectural Control Committee

Security Committee