

April, 2019

Dear New Long Creek Owner:

First and foremost, welcome to the neighborhood, we hope that you will enjoy living here as much as we all do. This letter will serve to introduce new members to the Long Creek Owners Association and provide some guidance and help to make living here better. We are located outside of any city limits and the area is in Guadalupe County with the county seat in Seguin. We are served by the Seguin ISD. However, the development lies within the extraterritorial jurisdiction of the city of New Braunfels.

Our neighborhood is governed by the Long Creek Owners Association (LCOA) Bylaws, by Covenants, Conditions and Restrictions (CC&R's) and by Design Guidelines. These are available for downloading from www.lcoanb.com. The elected Board of Directors oversees any issues within the neighborhood and any enforcement or interpretations of our governing regulations. The Board meets bi-monthly (or more frequently, depending on needs), and you are free to contact any board member with concerns or to add an item to the agenda and to attend the meetings. There is also an annual homeowners meeting that is held in the spring, generally in March, at which Board members are elected. We strongly encourage you to participate in this meeting.

Our community currently encompasses 197 properties, of which 147 are houses and 12 are condos. There are 5 houses under construction and 33 lots which haven't been built on yet.

Current officers (as elected each annual meeting):

Dan Pedrotti - President	830-249-7528
Kathy Magee - Vice President	830-632-6757
Larry Schwab – Treasurer	830-609-9338 or 830-305-6131
David Strauss – Architectural Review	713-705-1418
Jesse Ferguson – Special Projects	830-481-7214
Allen Messer	830-481-7997

The Board does not currently have any employees or an office. Please contact the appropriate board member through the number listed above or via e-mail at lcoa@lcoanb.com with any questions or concerns.

Please note, as a condition of your ownership here at Long Creek, you are required to provide the Association with your current contact information; you may however opt out of having that information published in a neighborhood directory. We strongly encourage you to allow your contact information to be included in the directory, as it provides your neighbors with an easy way of contacting you in case of problems. The directory is password protected to limit access just to Long Creek owners. Unless you contact the Board to opt out, your information will be included. To opt out, you can send an e-mail to Larry Schwab at longcreekoa@gmail.com. Also, the Covenants of the LCOA require members to let the LCOA know of any updates to their contact information; this can be done by sending an e-mail to the above address.

For a new homeowner, some of the most urgent items of interest are:

- Communications in the neighborhood
 - We maintain a web site at www.lcoanb.com
 - On this website there is information about the Long Creek subdivision and a calendar of events that, unfortunately, is not widely used. There is also a link to a directory of owners. Access to the directory requires a password that you can obtain by contacting any board member (or your neighbors should be able to help)
 - On the password protected part of the site, you'll find the minutes of Board of Director meetings, the annual meetings, and the annual budget.
 - We regularly communicate via the social media site "Next Door". We encourage you to visit the site and join, the link is www.longcreeknextdoor.com. This site allows us to keep you informed on neighborhood happenings and allows you also to post items of interest to our community. You may also locate neighbors or board members through this account and send them personal or private messages. Our administrator for the site is Kathy Magee, the Vice President of the LCOA.
- The Water Front Park - The pavilion at the end of the subdivision is for resident use only.
 - The area can be used for resident parties and fishing is allowed from the bank.
 - Please keep the area tidy. There is one trash receptacle at the park, but you should haul off any large amounts of trash after you use the area.
 - We have seen issues in the past with non-residents using the area. You may be asked if you are a resident, and you are welcome to ask anyone at the park if they are a resident. Please don't take offense if someone asks you. We do this to help minimize the unauthorized use of the area. Please use non-threatening language and work to determine if there is truly a misuse. Non-residents who refuse to leave or identify themselves should not be confronted, simply call the sheriff's department (830-379-1224) and report a trespassing. For your own safety, do not get involved with trying to remove any individuals.
 - There is not a formal way to reserve the area for private events – we would suggest that you use the Next Door Events Calendar and advise you are wishing to have a private event.
 - Please understand that the use of the park is at your own risk.
- The Gate
 - The gate is electronically controlled and is activated either via remote or keypad. The gate is closed from around 8 pm until 5:30 am.
 - Please contact a board member or a neighbor to obtain the current code. The code changes from time to time as deemed necessary and these changes are communicated through the avenues noted above
 - First time homeowners in LCOA will be issued one remote unit free. Additional units can be purchased for a fee of \$25.00 from Jesse Ferguson (830 481 7214).
 - In the event of a gate malfunction, please call Jesse Ferguson for assistance. He has access/training for gate operation.

- The Golf Course
 - The Bandit Golf Course is a separate entity from the LCOA and is owned by Foresight Golf. Personal golf carts ARE NOT allowed on any part of the course without being a member of the Course and paying the appropriate trail fees. The same is true for playing golf, you must check in with the Pro Shop. Playing without express permission and/or fees paid is prohibited.
 - As a courtesy, as long as we respect the rules, the golf course has agreed to allow walking when the course is closed (basically from dusk to dawn) but the GOLFERS ALWAYS HAVE THE RIGHT OF WAY so, pay careful attention and be courteous. (NEVER walk on the greens, sand traps or other features of the course. Pets and children must be fully supervised at all times, and pets must always be cleaned up after). Additionally, fully understand that the course is in no way responsible for accidents.
 - If you are uncertain about any of this, please call the pro shop and ask. They will be happy to help.

- Security
 - We are routinely patrolled by the Guadalupe County Sheriff's department and should you see curious activities you should call them at 830.379.1224 or 911 (emergencies only).

- Roads
 - The roads are private and are maintained by your homeowners association.
 - The neighborhood speed limit is 25 mph. Please avoid speeding as there are children, golfers, walkers and deer.
 - Our only common parking area is at the waterfront pavilion.
 - Overnight parking on the street is not allowed. On-street parking by residents at their own home is not permitted.

- Utilities
 - Electricity is provided from Guadalupe Valley Electric Coop (GVEC) @ 800-223-4832.
 - Water is provided via Green Valley SUD at 830-914-2330
 - Sewage is handled via Guadalupe –Blanco River Authority (GBRA) - their phone is 830-379-5822. They need to be contacted to set up your account; however, the billing for sewer and water, while provided by separate entities, is included on one bill from Green Valley SUD.
 - Each resident arranges for their own garbage collection from Best Waste at 830-379-8000. By using only one service provider, the community benefits by reducing the number garbage trucks on our streets (which are community owned and maintained at our expense) and reducing the number of days that garbage containers are placed beside the streets for collection. Also, Best Waste uses smaller and lighter trucks than potential competitors, thereby saving wear on our streets.

- Annual Dues

The current annual dues are \$650 per lot or house (\$1,200 for the villas on Seth Raynor Place and Harry Colt Place). Customary procedure involves sending out invoices in mid-December via e-mail. Full payment for the year is due by January 31. Failure to pay by

February 15 will lead to a \$150 penalty, and an interest charge of 1% per month is levied on overdue amounts. Credit cards are not accepted for payment.

- **ARC is your LCOA Architectural Review Committee**
As per the Covenants and Design Guidelines governing our community, modifications/additions to your home or yard may well require approval of the ARC. Please review the requirements in these documents. If plans and review are required, please submit the required information to the ARC. To do so, submit your plans in writing by depositing the plans at the golf pro shop where the plans will be picked up for review by the ARC.
- **Covenant violations**
 - If you have a concern about violation of the LCOA covenants, the proper way to gain resolution of your concern is to submit your concerns in writing to the LCOA mailbox at P. O. Box 1071, McQueeney, TX 78123 or to the board e-mail at lcoa@lcoanb.com. Individual Board members may be contacted regarding Covenant problems; however, it is preferred to contact the Board in writing unless there is an emergency situation. The LCOA Board will review all Covenant complaints.

Keep in mind that adherence to the Covenants is intended to benefit all owners through better property values and a more pleasant neighborhood. Please read the Covenants! As an example of violations sometimes made in innocence of the rules, garage doors have been left completely open. This is a violation. They are only to be open when you are in your garage. You may leave the door up a small open (about 12") for ventilation and not be in violation.

If you have any other questions or concerns, please do not hesitate to reach out to any board member and we sincerely look forward to getting to know you.

Board of Directors
Long Creek Owners Association, Inc.