

SUCCESS . . . !

Due to the hard work of a number of dedicated residents, a portion of the Planned Development document that governs The Ranch and Gables HOAs was approved for change at a City Council meeting on October 4, 2011. This change removes the 75% masonry requirement on sheds and accessory buildings 120 square feet or less. Once the city has officially changed this document, The Ranch's ACC document (Architectural Control Committee) will be redone to reflect the removal of this requirement.

Home owners wanting to install these types of buildings will need to file an ACC request form, obtain the necessary city permits, and follow all rules and regulations of the city of Murphy and The Ranch.

Thank you to those who helped make this happen.



As reported in the September/October issue of this publication, there is currently an opening on the Board of Directors due to the resignation of a member. If you would like to be considered to fill the open position, or would like information on what is involved, please contact the Board at board@theranchownersassoc.com.

Annual Meeting and Board Elections -

MARK YOUR CALENDAR for Wednesday, March 21, 2012 for the annual meeting. Among business to be conducted is the election of two members to the HOA's Board of Directors, presentation of the budget, and revisions to the ACC documentation.

If you are interested in running for one of the open positions, please contact the Board for a Candidate Interest form. This will be reviewed by the Board and, with the candidate's permission some information from it will be included in upcoming newsletters so others may learn about the candidates prior to the election.

Names submitted in time, will also be included on the absentee ballots when the Annual Meeting materials are mailed.

Personal Protective Measures - Second in a Series

From Ron Hill, Crime Watch Committee

General Security:

- Be unpredictable. Vary daily routines.
- Keep a low profile; avoid publicity.
- Pay attention to surroundings and report suspicious activity to local law enforcement.
- Secure personal and identity related documents and information.
- Do not post your schedule on publicly accessible Web sites (to include Facebook, Twitter, etc.).

Residential Security While Traveling:

- Stop deliveries of newspapers and mail, or forward to a trusted neighbor's home.
- Do not indicate absence or itinerary on voicemail, email, Web site or with a written note on a door.
- Do not hide keys outside the house.
- Advise a trusted friend or family member of destination and arrival/departure times.

The Ranch Neighborhood Market Update

By Teral McDowell, KW®



Neighborhood sales* have been good during the month of September with 4 houses. The average list price was \$173,700 with an average sales price of **\$167,375**. Homes were selling within 96% of list price. At present, there are 4 homes under contract and 6 homes remain available for sale.

If you haven't already, be sure to go greet your new neighbors

- 1013 Hideaway Court
- 518 & 558 Seminole Trail
- 608 Rothschild Lane

*Information is deemed reliable, but not guaranteed

Timely Tip for November Gardeners from Calloway's Nursery

Transform your landscape with the addition of fresh, colorful blooms. Pansies are by far the most popular winter color. The 'Matrix' Pansy has been

(Callows - cont'd from previous page)

outstanding for our Texas weather. It will not "stretch" during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter, sturdier stems to support large, colorful blooms. Dianthus (also known as "Pinks"), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape as well as color. For best effect, limit your planting to two or three colors per bed.

The key to growing beautiful annual flowers is soil preparation. Select a well-drained flower bed and add plenty of organic matter. **Calloway's Flower Bed Mix** contains compost plus a boost of fertilizer, water-management crystals and a wetting agent. Adding **Calloway's Flower Food** to the soil at the time of planting will provide the extra nutrients for growth and blooms. Remember to add 2 to 3 inches of **mulch** to all beds to reduce moisture loss, prevent weeds from germinating and to insulate the soil from the cold.

These same annuals can be used in patio containers. Fill your containers with fresh potting soil and plant food. Keep them watered as necessary and remove faded flowers to encourage repeat blooming.

Drop by any of our garden centers and visit with a Texas Certified Nursery Professional. These individuals are experts in their field and continuously receive training to keep their certification current. Or, email The PlantMaster with questions at www.callows.com/plantmaster.

The Texas Drought of 2011

By Teral McDowell



The **Texas drought of 2011** will go down in Texas history as the 2nd worst drought recorded. Back in the 1950's Texans experienced the worst recorded drought in its history. The following represents a few facts about the Texas drought.

- * 12-month period, August 2010 - July 2011, driest in the previous 116 years
- * July 2011 - warmest month ever
- * July 2011 - 3rd driest month; driest months, 1980 and 2000

- * June 2011 - 5th warmest month
- August rallied the record books with temperatures reaching even higher as the drought continued on in Texas. September although quite hot did bring some relief to parts of Texas with somewhat cooler temps, if you can call 90s cool, and some much needed rainfall.

Current lake levels for two area lakes are as follows:

Lake Lavon, down 11.57 feet

Lake Ray Hubbard, down 5.77 feet

The HOMESTEAD EXEMPTION

Application Requirements Change for 2012 New Homeowners

By Teral McDowell



Texas Legislature has changed the requirements for new homeowners who apply for the homestead exemption in 2012. The new law which took effect on September 1, 2011 requires proof to be submitted with the application that the homeowner actually lives in the property they are claiming as their principal residence. It does not apply to all homeowners who already claim the homestead exemption.

Requirements of the new law include the submission of a copy of the homeowners' Texas driver's license or state identification card along with the receipt of the homeowners' vehicle registration. A current utility bill with homeowners' name and address supported by an affidavit which can be obtained along with the application may be submitted for all homeowners who do not own a vehicle. The homeowners' address on all the documents submitted must match the address for which they are requesting the exemption.

The change in application for the homestead exemption includes **all** homeowners. If you purchased a manufactured (mobile) home and are applying for a homestead exemption you are required to provide proof of purchase of the manufactured home. A statement of ownership and location issued by the Texas Department of Housing and Community Affairs is required to accompany the proof of purchase.

Homeowners may find the new **HOMESTEAD EXEMPTION** Application Form online at <http://window.state.tx.us/taxinfo/taxforms/50-114.pdf>.

Timely Tip for December Gardeners from Calloway's Nursery

Working in your garden is an excellent escape during the holidays. It is a perfect time to plant trees and shrubs so they can develop a strong root system for next spring. Cool weather color such as Pansies, Snapdragons, Cyclamen, Flowering Cabbage and Kale add splashes of color to your landscape. Spring flowering bulbs can be planted now once they have been properly chilled.

Prune summer flowering shrubs and vines now. They will bloom on new growth. Remember-do not top your Crape myrtles! Simply prune to remove seed heads and shape. Trim evergreens only to reshape.

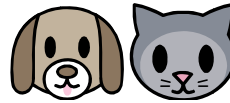
Prepare for the cold weather before it hits! One of the best things you can do for your landscape plants is to provide a 2-to 3-inch layer of mulch. **Mulching** is necessary year round but during the colder periods provides a layer of insulation for the roots. Secondly, **water your landscape** well before a cold spell. A drought stressed plant is more susceptible to freeze damage. Thirdly, for more tender plants, purchase **frost cloth** for extra protection. Frost cloth is a fabric which adds 3 to 4 degrees of warmth. Cover the plant completely allowing the edges to come all the way to the ground. We are utilizing the heat which radiates from the ground.

Become a member of our Garden Club and you will receive email notices prior to any weather crisis. Visit www.calloways.com to join. This is also an excellent time to start planning changes or additions to your landscape. Bring a sketch or photo and let our Texas Certified Nursery Professionals assist you!

Maize Days Activities 2011



Pet Corner



Once again, we'd like to remind you to be sure to have a collar and identification on your pets.

There have been a number of dogs found in the neighborhood without tags. Since those who find them don't know where they belong, the city is called and the dogs go to the shelter. It would save everyone time, and the owner money, if they would tag their pets.

Keep your animals safe; they should always be kept within your yard, but if they do get out, collars and tags will help get them back to you quickly.

Fall Festival



Spiderman came to the neighborhood to put some bounce into our Fall Festival. In addition to the bounce houses, those attending enjoyed a cupcake walk, a planting station, pumpkin decorating, various games, hot dogs, popcorn, and candy. The Murphy Police and Firemen joined our celebration and helped us give away door prizes. Thank you to all the volunteers that worked hard making this year's Fall Festival a success.





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The Ranch Home Owners Association

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2011-2013

Gregg Howard
President
2010-2012

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2011-2013

Rudy Salinas
2011-2013

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