

Wolf Ranch FAQ's

Thank you to everyone who took the time to send in questions for our annual meeting. Below please find HOA responses below. These will be posted on the Wolf Ranch website should you need to refer to them at a later date. For questions not reflected on these pages there will be an open Q&A period at the end of the presentation.

Can you please provide an update on the Pond? i.e. Plans for completion, dates, architectural renderings.

The drainage pond situated between Mercer and Legacy has been an ongoing source of frustration for all involved. It is considered a flood control improvement/water quality pond. Shortly after the initial construction was completed, a leak was discovered. The installation contractor has drained the pond and taken corrective measure actions several times in an attempt to locate and correct the leak. This troubleshooting is ongoing as the cause of the problem has not been fully determined/corrected.

What will the Pond and the surrounding area look like once completed? (Landscaping, upkeep, mowing schedules)

As noted above this infrastructure is intended to treat storm water runoff from the streets. The area around the pond will be maintained in mostly a "natural" condition. Last year it was seeded with a mix of native grasses and wild flowers, and will be reseeded in the spring. We are contracted to mow a 6' buffer along the wrought iron fences 18 times per year. This loosely translates to two times per month during the growing season and one time per month during non-active growth months, but will be adjusted as needed.

Are there any plans to control mosquitos as well as other insects around the Pond?

When the leak has been fully corrected aeration equipment will be installed in the pond to prevent stagnation. At that time we will also be able to install fish to assist with mosquito abatement. In the mean time we will utilize appropriate organic chemicals as needed to assist in deterrence of mosquitos.

Are there any plans to install speed limit signs throughout the neighborhood, perhaps at the four entrances to help with the speeding?

The streets within Wolf Ranch are public streets governed and maintained by the City of Georgetown. After a meeting with the transportation department, they have agreed to install two speed limit signs along Legacy Parkway, and revisit additional signage in the future on a case by case basis.

Is it possible to have the mowers mow regularly (weekly/bi-weekly) during the mowing season, behind the iron fencing on the homes that surround the pond?

Yes! As noted above.

Can the construction crew be asked to come in through the phase two entries with their huge trucks?

I have periodic all hands meetings with the builders here at Wolf Ranch. I also communicate with them regularly. I will discuss this with the foremen to see if they can assist. Unfortunately, it will be impossible to get this communication to all of the subcontractors and delivery drivers. In the meantime, I will research if signage could be an option for us to consider.

Unfortunately this would be impractical for homes being constructed in Ph 1, to direct construction traffic through Ph 2 to get to Ph 1.

Is HOA responsible of keeping empty lots or is it the builders? Who reinforces that empty lots that are neighboring a home with a lawn are being kept?

There are multiple layers of responsibility here. It is the HOA's responsibility to regularly inspect the community to assure that vacant lots, job sites and homes are maintained. Builders are responsible for containing their construction debris on active job sites, and also for removing any construction materials from vacant lots. The developer accepts responsibility for mowing vacant lots on an as needed basis, and sweeps high traffic streets 12 times per year.

Is it possible to get a light at the mailboxes? It would be very beneficial to the residents and also provided added security.

Yes! We are currently research lighting opportunities for the mailbox area. We will also be installing signage to let people know that the parking slots at the Barefoot Park mailbox area are for mail pick up only, and not for general parking.

How often is a member of the HOA walking the neighborhood and giving out warnings or talking to the people about possible violations?

I am out in the community several times each week. I am inspecting common areas, doing final inspections on new builds, and looking for potential infractions of the C,C&R's. Please feel free to contact me if there are items that you would like me to inspect. I can be reached at 512-828-3870 and wendy.mueller@fsresidential.com.

When/where is a playground going to be installed?

The new play area will be installed just west of the Den clubhouse. It is scheduled to start in the second quarter of 2019.

We were told when we purchased our homes that there would be miles of walking trails. A lot of us have tried to figure out where these trails are located.

In phase 1& 2 the winding eight foot concrete path along Wolf Ranch Parkway is considered a part of the trail system. There is also a small loop trail around the large water quality basin in Ph 2. The bulk of the trail system for Wolf Ranch will be in future phases south of Highway 29, as this portion of Wolf Ranch has lengthy river frontage and wooded creeks which create the best natural terrain and settings for the nature trails. There will be a regional trail along the entire length of Wolf Ranch river frontage along the South San Gabriel River, consisting of a 10' wide concrete surface, which will extend from I-35 to the western boundary of Wolf Ranch (almost 3 miles). This Wolf Ranch concrete trail will tie on both ends to the Georgetown Regional Trail System and provide Wolf Ranch families connectivity and ready access to the greater Georgetown community. In addition to the regional trail, there will be a system of trails made of a variety of materials including concrete, gravel, and earthen nature trails.

How often are the streets being cleaned and the trash being cleaned out of the gutters?

At this time the streets and curb inlets are cleaned by the developer monthly. We are working with our service provider to establish a regularly scheduled day (weather permitting) each month. Once this date is established, I will post on the Wolf Ranch website.

Can a no trespassing sign be posted on the easement behind the HOA office and down on the other end of Belford? People are using that space to walk and I thought it was private property and do not appreciate people walking behind our homes.

This area fronting the river is not maintained or overseen by the HOA.

Why do rear yard improvements have to be approved by the HOA?

All visible exterior improvements require HOA approval. This is essentially to preserve the visual integrity of the neighborhood, and ultimately maintain property values. That said, fully enclosed rear yards improvements that would not be visible by neighbors or common areas do not require HOA approval. Do be advised that even if it will not be visible, certain items do have set back requirements off of common fences. If you have any questions about the ACC process or the Architectural Guidelines please give me a call. Also, all guidelines and ACC submittal forms can be found on our website www.wolfranchhoa.org

How early are construction crews allowed to start working?

Our documents allow for construction to begin 30 minutes prior to sunrise and continue until 30 minutes after sunset.

As we are walking around the neighborhood we constantly see trash and debris in the streets and natural areas. Who is responsible cleaning this up?

We have contracted with a private company to patrol for trash in the community daily. They also monitor and empty the three pet stations in our common areas. As noted above I am out in the field multiple times during the week to inspect property and jobsites. I am in regular communication with the superintendents for the builders to work with them on keeping their job sites picked up so that there is less trash to blow around in the high winds we have in Georgetown.

What can be done about speeding and failure to stop at stop signs?

The streets in Wolf Ranch are public and traffic infractions are within the jurisdiction of the Georgetown police department. We work closely with our Community Engagement Officer, Delta Jolly. Unfortunately she was not able to join us for our meeting, but we will have a representative from the Georgetown police department to answer traffic related questions at the end of our meeting.

I frequently see damage to our curbs and corners from construction vehicles. What can be done?

I am out in the field almost every day. It is very frustrating when delivery and construction vehicles damage our community. I noticed recently that we have damage at the intersection of Legacy and Mercer. Once we get that taken care of we are going to strategically place a decorative boulder there like we have on the corners of Legacy and Wolf Ranch Parkway. If you witness any damage by construction vehicles (or otherwise) please contact me as soon as possible so that we can attempt to identify them.

Can golf carts be driven in Wolf Ranch?

Golf Carts are permitted to be used in Wolf Ranch as long as they meet all City, County and State requirements. Golf Carts may only be driven by a licensed driver. Golf Carts are allowed to be driven on streets only, and are not allowed on sidewalks, pathways, open spaces or trails. If provided, Golf Carts must park in designated parking areas.