

# The "FrioCielo.com" Ranch Newsletter

info@friocielo.com  
www.friocielo.com

## October 21 BOD Meeting, 10 AM

At the Pavilion

Coffee time, Meet and Greet early at 9:15

### Annual Members Meeting

We had great attendance at the 38<sup>th</sup> Annual Members Meeting with lots of healthy debate. President Joy Benetti gave a summary of the past year's activities. Building and Septic Procedures, as well as Camping Rules and Procedures were discussed. Members approved the proposed budget, and new Board members were elected. Election results below:

### Board of Directors 2017-2018

Joy Benetti, President  
momjoy51@gmail.com

Clay Holland, V. President  
cholland@hillcountrymemorial.org

Debby Lawrence, Treasurer  
avian72004@yahoo.com

Sheree Perkins, Secretary  
shereeperkins25@gmail.com

Laura Cuellar  
laurac711@hotmail.com

Max Morgan  
Me.morgan@mail.com

Ricky Musquez  
hilltopdriver@yahoo.com

Eduardo Saldivar  
lydiasaldivar28@gmail.com

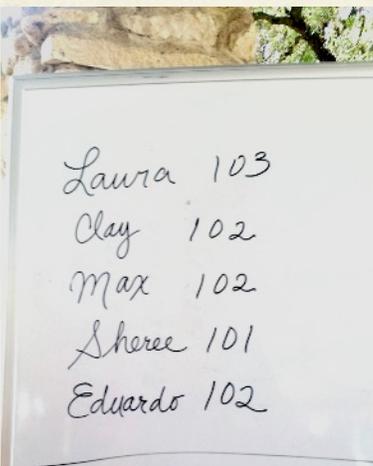
Larry Woodruff  
Phone or fax 361-741-2040

### TAX APPRAISAL PROTEST

Many FCRA owners of property in Uvalde County were shocked to receive property appraisals as high as \$40,000 per acre. Of 36 protests filed, 35 were reduced by 50-98 per cent. If you failed to file a timely protest this year, you will have another opportunity next year.

The Appraisal District valued FCRA's reserved areas at a 1600 per cent increase! FCRA immediately filed a protest. As of this writing, FCRA representatives have endured three Appraisal Review Board (ARB) hearings without a positive outcome. At the August 12<sup>th</sup> FCRA Board meeting, the Board voted to authorize obtaining legal counsel on this issue if it became necessary.

FCRA Reserved property was approved for "Recreational, Park, and Scenic Land" (TPTC Ch. 23, 23.81-23.87) status in 2002 by Uvalde CAD. This lifetime designation has allowed the Ranch to pay significantly lower taxes for the past 15 years. FCRA is confident the law is clear and easy to understand. FCRA and UCAD have not yet come to an agreement.



Note to New Owners: Some of our new owners, families, or guests may not realize that the ranches around us are private property. Exploring those areas by land or river would be trespassing. Please refer to the map at [www.friocielo.com](http://www.friocielo.com) to see where the FCRA boundaries are.

## Lookout Hill

The Board will be asked to consider modifying the current walking path that leads to The Lookout. The proposed walking path will not only be less steep and easier to maintain, but will be completely within FCRA property lines. A small portion of the existing path crosses onto the neighboring property.



## Volunteer Projects

To make our Ranch work, we always need volunteers to do essential duties as well as “fun” projects. If you want to volunteer, or have other ideas, please contact your Board member or email [info@friocielo.com](mailto:info@friocielo.com)

Ongoing projects:  
Tree Trimming & Road work

Other Possibilities:  
Painting the Ranch House fence.  
Rerouting “Lookout Path”  
Building new washer pits.  
Lining the River Crossing with Large Rocks.  
Trash on the Roads

## Agenda for October 21 Regular Board Meeting

Call or email before Wed, Oct 18 to add an item to the Agenda

### Draft Agenda for Sat. Oct. 21, 2017 Regular Board Meeting

- Call meeting to order, establish quorum, approve Agenda
- Read & approve minutes from August 12, 2017 regular Board meeting
- Officers' reports – President, Treasurer
- Committee Reports – Audit, Building, Equipment Maintenance
- Water System Report/TCEQ Update – Water Operator
- Old Business: Appraisal of FCRA Reserved area; Importance of educating owners and their guests about FCRA Ranch Rules, Deed restrictions, etc.; Interest charged on past-due assessments
- New Business: Lookout Hill Hiking Path – request to modify the path

### FCRA Bylaws, Deed Restrictions, & Ranch Rules...Oh my!

#### Reminder – No Discharge of Fire Arms at FCRA

Due to a discharge of fire arms in August, we want to remind ALL OWNERS, AND THEIR GUESTS, that FCRA Deed Restriction #7 states “No firearms, pellet guns or B.B. Guns will be permitted to be discharged on any of the Tracts or on the Reserved Area...”. This Deed Restriction has been violated by individuals in the past. However, in 2009, FCRA was granted a PERMANENT injunction against hunting or discharging any firearms on or within the FCRA subdivision. Copies of the Court ordered Permanent Injunction are on file with both the Uvalde and Real County Sheriff's Departments. If owners call 911 to report a discharge of firearms, please mention the Permanent Injunction that is on file with both Uvalde and Real County Sheriff's Departments.

#### Quiet Hours on the Ranch - Respect your Neighbors

In 1979, the owners decided at a general meeting that we should “control excess noise, especially after 10 PM.” This is one of our Ranch Rules, and we'd like to remind all owners, their relatives, friends, and guests to enjoy their stay at Frio Cielo, but to take their conversations and gatherings inside after 10:00 PM or tone it down out of respect for your neighbors.

#### Driving in the River

Driving up and down the river causes wear and tear that breaks up our river bed, and we have lost a lot of bedrock over the past 38 years. The Texas Parks and Wildlife Division prohibits driving any vehicle in the river or on its banks. The FCRA also has a Ranch Rule that was created in 1979 that requires that ALL vehicles stay on Ranch roads only.

#### Dogs, cats, and other pets

Do you know where your pet is? It's common sense, a Ranch rule, and a Deed Restriction (#6) that you should have control of your dog, cat or any pet. This is for their safety as well as everyone else's. If your neighbor's pet has become a nuisance, talk to them and reason it out.

# 2017 Fall Festival

## Cornbread and Chili Cook-off

### Rules:

1. All Decisions are final!
2. Entries must be at the Pavilion by 4:30 pm
3. All entries will be consumed after the judging.

### Things to bring:

Bring a side dish that goes with Chili and Cornbread. Bring your favorite table, chairs, drinks, plates and silverware. (Picnic stuff!)

### Entertainment

- Face painting by BB
- Tortilla Toss
- Apple Strings
- Hay rides
- Smores!

### Pumpkin Carving Contest

#### Rules:

1. Pumpkins must be carved onsite
2. Adults may assist the Pee Wee division entrants
3. Carved Pumpkins will not be judged until after Dark.

Bring a Pumpkin!(and your ideas) We will have carving tools and candles for each contestant.

.CALL BLANCA@830-232-5144 to enter



Saturday, October 21, 2017

The Frio Cielo Ranch  
5 pm - After Dark

Chili/Cornbread Cook-off and Pot Luck Dinner

Contest starts at 5:00 PM

All entries will be consumed

Pumekin Carving Contest    Tortilla Toss    Hay ride

+++++

## TCEQ Update

Water system issues have gone to the next stage. In July, the Ranch received a list of alleged violations. Issues from 2015 concerning the missing driller's log have yet to be resolved. TCEQ can recreate the missing drilling log by using wells in the proximity of the Ranch. Several other items have been submitted to the TCEQ group that is handling the current investigation, and we have applied for all of the exceptions recommended by the TCEQ investigator.

To satisfy two of the TCEQ violations, the FCRA Board, at the August 12<sup>th</sup> meeting, adopted a Service Agreement Contract and a Customer Service Inspection Form. All future customers will be required to complete a Service Agreement Contract before their water connection is installed. When there is a suspicion of added work on an owner's existing water line or a concern that there may be a cross-connection, a Customer Service Inspection Form will be required to guarantee the safety of your water system. If not completed and returned, your water may be disconnected until the required paperwork is completed.

### Assessment Due Dates and Interest Charge on Past-due Assessments

Your assessments pay for the maintenance of our water system, roads, camp sites, bath house, etc. The FCRA has two assessment periods – August 1 through January 31, and February 1 through July 31. Although not required to do so, the FCRA Treasurer sends assessment notices to owners to remind them of payments. Owners have 30 days to pay their assessment amount in full. The due dates are August 31 and February 28, respectively.

If payments are received after the 30 days, interest of 12% per annum is to be charged and compounded semi-annually from the date when due until paid. If you are late in paying your assessments, be aware that you are expected to pay the interest as directed by the Association's Bylaws.

All payments upon accounts shall be first applied to interest and then to the assessment payment first due.

For more information on assessments, please refer to FCRA Amended Bylaw - Article IV Section 4.01, 4.02, 4.03 and 4.05 dated May 5, 1993. The Bylaws are posted on the friocielo.com website or you can request a hard copy from any FCRA Board of Director.

FCRA Newsletter  
P.O. Box 5537  
Uvalde, TX 78802

*Return service requested*

### **Miscellaneous News...**

**Best wishes and a speedy recovery...** To all our members who were in the cross hairs of Hurricane Harvey, we are keeping you in our thoughts and prayers.

**The FCRA 2016-2017 audit** was conducted on August 15, 2017 by Sheree Perkins, Pat Lawrence, Joy Benetti, and Debby Lawrence. All expenses were accounted for with the check register, and all income was reconciled with deposit slips.

**2017 Annual Picnic...** was a great success. Thanks to ALL the people who made it possible. Pictures of the Picnic and winners of the Games will be posted on Facebook at the Frio Cielo Ranch page.

**October 21, 2017 Fall Festival....** Dust off your Chili Powder, and fine tune your Cornbread recipes. Bring your own Pumpkin and compete with other Pumpkin carvers!



*Newsletter production-content by Joy Benetti, Dan Lawrence & Pat Lawrence; Edited by Seth Watkins, Debby Lawrence, and Sheree Perkins. If you'd like to contribute ideas or funding to future publications, please contact us at [info@friocielo.com](mailto:info@friocielo.com).*