

# Cimarron Country Newsletter



*It's summer!*



FROM THE DESK OF THE PRESIDENT

I have recently been reflecting on memories of my first year of service as a CCPOA representative on the Board of Directors. I moved to Cimarron Country in 2004, having never lived in a subdivision with an active Property Owners' Association. For a few years, I attended the annual meetings and observed the happenings in our neighborhood. My first step was to volunteer for the Yard of the Month committee. This looked like a good place to get to know my neighbors and Jean Archibald was always so enthusiastic when she talked about the yards. I was not disappointed.

When asked to run for a position on the Board of Directors, I wavered. I liked being involved and giving back to my community, but had concerns. One day I was complaining about how the leaders of our Nation seemed to be insensitive to the voice of their constituents. I commented that we really needed to get people who cared about others involved in politics... and that's when it hit me! I was being asked to step up to the plate- I also remembered the help provided by volunteers on the Architectural Control Committee when I was building my home. I remembered the volunteers that sacrificed their time as board members to take care of the responsibilities of our subdivision. Each group of board members seemed to have their issues to deal with, but I believe each group made positive advances for our association. That's why I decided to get involved with the BOD.

This board is facing its share of challenges too. The extreme weather and sinking economy has affected some of our neighbors in a most negative way. Time and resources are valued as precious commodities more than ever (board members included).

One thing I've come to realize in my first year on the board is that many good neighbors have given their time and resources to make our community what it is today-some officially and some silently. We received anonymous contributions from lot owners to be spent on additional community needs have helped with maintenance. Local law enforcement is struggling to keep pace with our population growth in the face of shrinking tax revenues. Six years ago we were paying management group to do what volunteers do now and our financial situation was dire. Today, we are able to pay constables to help protect us and we have managed to put some funds into a savings account.

The news media is full of negative stories about homeowner associations and management companies. I wanted to see for myself if our association might fit into a negative category. What I have learned is that changes to our bylaws were made to protect our lot owners a few years ago.

We are not required to have cookie cutter yards, we are not restricted to whom we choose for garbage service.

ADDRESS:

Cimarron Country POA  
6315-B FM 1488 #200  
Magnolia, Tx. 77354  
936-333-6046

CCPOA: [www.cimarroncountrypoa.org](http://www.cimarroncountrypoa.org)  
email [bod@cimarroncountrypoa.org](mailto:bod@cimarroncountrypoa.org)

ALL EMERGENCY AND OFFICIAL NUMBERS ARE IN THE CIMARRON COUNTRY DIRECTORY.

All things re: voting in Montgomery County:

<http://www.co.montgomery.tx.us/election/> or <http://www.sos.state.tx.us/>

midterm elections

September 3, 2010--- First Day to Apply for Ballot by Mail (does not apply to FPCA, the Federal Post Card Application for out of the country citizens)

October 4, 2010 Last Day to Register to Vote!

October 18, 2010 First Day of Early Voting

October 26, 2010 Last Day to Apply for Ballot by Mail (Received, not Postmarked)

October 29, 2010--- Last Day of Early Voting

**NOVEMBER 2: GENERAL MIDTERM ELECTION**

We don't have public facilities, pools, riding trails, or a management company. Our annual maintenance fees are very low compared to other neighborhoods. Your property owner rights are overseen by your neighbors, on a volunteer basis. Yes, if you violate the deed restrictions in flagrant manner...you may be receive a "notice of deed restriction" letter but from a caring BOD neighbor, not a corporation.

Know that your board members are also your neighbors and volunteer their time to help maintain the standards as prescribed by our bylaws and deed restrictions. Our Architectural Control Committee is also a group of concerned volunteer neighbors and team with the BOD to keep our neighborhood the way we all expected when we chose Cimarron Country. Our Yard of the Month committee is currently becoming active again. A good time to join! Our Hospitality committee not only greets our new neighbors, but often provides meals and assistance to neighbors who are hurting. Our FM1488 Committee works for the well-being of our whole area. Cimarron Country is a great place to live and I'm happy to be chosen to your BOD. Let the board know if you have any concerns or suggestions, but also let us know if you are available to help your neighbor.~Cary Sheffield, President

**Cimarron Country Security Report**

By Phil Carpenter, Security Liaison

Cimarron Country is in the Montgomery County Sheriff Department's area of regular patrol; however, as everyone is aware, Montgomery County is growing in leaps and bounds, and these officers have a huge area to cover. This is why, many years ago, the board decided to begin a proactive program of hiring officers to do "extra" patrols in Cimarron Country itself. Because a county vehicle cannot be used for this "second job"- the difficulty arises in finding officers who have purchased their own vehicles.

We are lucky to have two such officers. Deputy Tim Shackelford and Deputy Janie McCown are the two officers that patrol our neighborhood. At this time, a total of 48 hours PER MONTH is all that the POA budget allows. These officers patrol at random times, day and night, so that those who may choose to disobey the law do not know when the officers will be present in CC.

Summary of July patrols:

- Traffic stops – 21:
- Citizen contacts – 61:
- Juvenile contacts - 4

June patrols:

- Traffic – 13
- Citizen contacts – 52
- Juvenile contacts – 2
- Suspicious person – 1

May patrols:

- Traffic – 24
- Citizen contacts – 71
- Juvenile contacts – 7
- Suspicious person - 3

***Landscaping hint: Many homeowners look at other yards to see what plants do well in our climate and with the deer population.***

**A HUGE THANK YOU!**

If you see James Eddleman, please thank him for cutting up and removing the downed trees from the property on the corner of Deer Lodge and Three Forks. James spent over half a day in the heat, cutting them down, stacking, loading in his truck and taking off and burning. He is a great example of volunteerism.

We have seen countless people who pick up the trash on the sides of the streets. Thank you!!!

And the Board would especially like to thank the community member who donated money anonymously to the community to be able to increase our security.

We are not able to praise each silent community helper enough.

2010 CCPOA Board of Directors  
 President – Cary Sheffield  
 VP– Phil Carpenter  
 Secretary – Pat Byers  
 Treasurer – Betty Linder  
 Director – Butch Pink  
 Regular Board Meetings are held in January, March, May, July, September, and November.  
 All property owners are more than welcome at any board meeting. Please remember to give adequate notice (5 days, per by-laws) if you intend to come to the meeting.

Imagine a garden. All of us who come home daily on Cimarron Way have seen Billy McFadden and his grandchildren with their vegetables (mmm...those tomatoes). We are sad if we miss them any year. We would miss the taste and also the feeling that all is well in the world.

We were able to sit at Billy's kitchen table and ask him some questions.

Billy was raised with gardens. He said he didn't pay much attention to it as a child. On marrying Sandra, he found she had never tasted a freshly picked tomato... so he set out creating a tomato garden so she could experience this wonder.

Thus began a lifetime of gardening. Along with tomatoes (Celebrity and Big Beef), he gardens squash, potatoes, corn, peas, onions, okra and cucumbers. The garden is enhanced with beautiful flowers (the roses on the front page of the newsletter are theirs also) and producing fruit trees. The motivation for Billy is the delicious food, the fun, exercise and great learning and bonding with the grandchildren.

Early on, Billy had his soil tested by an Ag. Dept. of a nearby University. It was recommended that his soil was a bit too acid, so that year he added lime. Now, he incorporates mower-cut lawn leaves during the fall and tills the mix under. He also adds fertilizer (13-13-13). When he sets in the plants, he adds a small amount of epsom salts to each hole.

His biggest problem, he states, are squirrels. Actually, when asked the most difficult produce to grow, he affirms undoubtedly it is the fruit trees, because of the squirrels.

To protect from deer, he has now installed a double electric fence. The outer fence has one hot wire and the inner fence has 7 strands. On this second or inner fence, the bottom line and the third line from the ground are hot. The others are simply wires. The charge is not so strong as to hurt the deer but is strong enough to deter them. He thinks that the width of the division between the two fences also protects the garden.

He does use a mild insecticide early in the season, mostly as the plants and trees are flowering.

Watering is done by drip irrigation. Billy runs plastic in rows where he wants to plant. His drip system lies under the plastic. The rows are spaced so that he can walk, till and hoe between the rows.

Billy likes to plant early and he likes to start from seed, so we followed his year:

January: Time to set in onions.

February: Buy tomato seeds (some stores in Conroe still sell in bulk), place seeds in 16 oz. cups and set into homemade hothouse, plant potatoes into ground. Till other areas.

March: Transplant tomatoes into ground (second week) Till. Plant the corn, beans, squash, and cucumbers. Broadcast fertilizer.

April: Weed. Till. Harvest potatoes.

May: Put in okra. Harvest larger potatoes

June: Pick tomatoes and harvest all vegetables which are ready.

July: Clean out garden. Put in peas.

After harvesting the peas and okra, Billy rests and plays golf until the leaves fall and it is time to mulch them and till them into the garden and under the roses over the winter.

The children have made some money for special items and are proud of the work they have done. They have learned about nature,

about good work producing for wants and needs, and have spent many quality hours with their grandparents.

Billy and Sandra do not can and only store or freeze some of the produce. Billy would not mind answering any questions people have and can encourage new gardeners.



***Landscaping hint: Some gardeners use a pre-emergent weed preventer.***

WHAT HAPPENED TO OUR SIGN AND LANDSCAPING?

We know you all have been asking this. The problems began with the vandalism last year, it may seem. But there has been a slew of issues since then. Combined issues, as they do in our homes, caused further delay. The glass was broken and then was broken further and the frame bent. Yes, somehow a rock had gone through. The lighting system was damaged. Photocells were replaced and then almost immediately had to be replaced again. The freeze burst the water pipes even though they were wrapped. Contractors had their hands full around town. Those issues being cleared up, we moved on to the landscaping.

Since we wanted at least three different quotes and designs, the board took turns calling various landscaping companies. Most did not answer the telephones early on. We know they were working to repair previously set contracts and homes under company contracts since so many people, communities and businesses were affected by the weather. Many who took messages never called back. Several set appointments but did not want to take on such a small project. We recently got our three designs and bids.

The Board has chosen our own Mike Olmstead's company to design, install and maintain the landscaping. We do know the pride Mike has in his home, that he will maintain the area beautifully and that he will be here daily to make sure all is taken care of smoothly. We are excited to have this installed and back to being the beautiful entry we have been hoping and working for.

***Landscaping tip: Some gardeners do well with a product called Deer Fence.***

***Landscaping tip: Using a fingernail or small knife, scratch bark of branches to see if green underneath after a freeze. Cut off dead wood.***

***Landscaping tip: Set aside a small part of garden to place plants which may be dead. See if they come back from the roots.***

**How Do I?**

Report A Crime...Sheriff's Dept. 911 or 936-760-5800

Report A Fire...911

Report Potholes in road...County Commissioner, pct 2..Craig Doyle...281-259-6492

Report outage of street lights...get pole number and call Centerpoint... 800-332-7143

Report water main break...AquaTX...877-987-2782

\*Please refer to the community directory for all Emergency numbers.

COMMUNITY COMPUTER

Recently, the Board voted and approved the purchase of a basic laptop computer. Up until now, except for financial information, which is kept by the bookkeeper, all POA databases and correspondence was in various board members' personal computers or on paper in storage. As the community grows and as Board membership and participation changes, the Board determined that a laptop is needed to provide continuity. Board members will continue to use their personal printers as the need arises.

Combined with the new computer, as we get it up and running, we should be secure in knowing that the Community can run smoothly into the next Board's tenure and they will have a great foundation on which to build or maintain the Community business.

This will all take some time to organize. In the meantime, thank you in advance for knowing we are working for you with the best interest of the community in mind.

Yard of the Month:

41402 Roundup



After a break, a new Yard of the Month Committee is rebuilding. Rick Ruhman and Bruce Byers are joining forces and would enjoy having previous or brand new members on their team. You may call Rick at 281-356-1164 if you have questions or would like to join. Time per month, except for the Christmas season, is only about 1 1/2 hours per month.