

# Let there be light and maybe even a sign!



## The Entrance Blues

There has been quite a bit of discussion about those pesky lights at the entrance that seem to work when they want to. The board of directors is aware of the situation and is looking into options to replace or repair what we have.

As many are aware, the neighborhood was designed with no entrance lighting. These fixtures were installed by the developer purely as decoration and there is no electricity supplied to the pillars. Before the HOA was turned over to the residents, a homeowner, with the financial help of many in the neighborhood, installed the solar lights and panels into the existing fixtures without the consent of the developer. The HOA inherited these lights and repairing or replacing them will require spending HOA funds, so we ask for your patience as we explore the best long-term solution. We apologize for the delay.

In addition to the lights, many residents wonder why there is no Spring Ranch sign at the entrance like all the other neighborhoods. This is a great question and unfortunately, one that only the developer can answer. We want you to know that the board of directors is working on options for a sign at the entrance, but there are many issues to consider.

The first question is where can we put it? Johnson County owns the roads in the neighborhood, including the entrance. They specifically requested that the developer fill in the median before they would assume responsibility for the roads from the developer. They have denied our requests on multiple occasions to place a sign in the median. We are still trying though, as we feel this is the best placement for a sign. The other option would be in homeowner's yards along FM2331, which is maintained by TXDOT. We have met with TXDOT to discuss sign placement and easement restrictions. *(story continued on page 4)*

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June 8 & 9 – Community Garage Sale

Feeling Social? Have a fun event idea?

Please send your thoughts to the social committee at

[Social@SpringRanchHOA.org](mailto:Social@SpringRanchHOA.org)



## Common Ground

While many new subdivisions have planned shared spaces, our neighborhood does not. All lots are privately owned. Please keep this in mind as you, your family and guests use the neighborhood.

This includes the pond in the back. You must have landowner permission to fish or access the pond. You are trespassing if you do not have permission and it is up to each landowner to decide if they

allow access. Please respect the owner's rights.

Likewise, several owner's have lots with oil & gas easements. These easements are not for public use. Again, please respect the individual owner's rights and ask permission before accessing their property. Homeowner information can be found in the printed directory. You can contact GloboLink if you need a new copy.

*... as homeowners in this HOA, we are all contractually obligated to abide by the governing documents ...*

### The Secret Life of Pets

While many of you will enjoy the release of The Secret Life of Pets 2 in theaters this June, many of you get to watch the secret lives of the pets in our neighborhood every day. There is some comedy and some drama, but it should really be confined to the pet owner's house or fenced back yard.

Per HOA restrictions, *"pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house... All animals must be properly tagged for identification."*

While many neighbors are concerned with the safety of the loose pets they see, others are disturbed by the surprises that are left on their lawns. If you are a pet owner, you must follow the rules or be subject to HOA enforcement. We'll take the comedy that pets bring but we don't need the drama or the deposits!

### Who's on First?

It's been a busy year so far and there have been many questions like: Why did I receive a fine? Who's on the board? Where do I find the property modification form? Do I really have to submit for my project in advance? The answers to these questions and more are available by contacting GloboLink Management or visiting the HOA website at [SpringRanchHOA.org](http://SpringRanchHOA.org).

Globolink is the first stop in all communication with the HOA. They handle most homeowner questions and/or issues without board of director involvement. Please remember that communication is essential to a successful resolution of your issue.

The HOA website is full of useful information including Deed Restrictions and Bylaws, downloadable Property Modification forms, meeting minutes for board of directors and the annual homeowner's meeting, direct contact to GloboLink, board member names and a method to contact the board. We encourage you to check it out today.

Please remember that as homeowners in this HOA, we are all contractually obligated to abide by the governing documents of the HOA. While some rules may seem silly or invalid, they must be enforced as written on behalf of all homeowners. The rules were written by the original developer, not GloboLink or the board of directors.

And to answer one of the questions above, YES, all property modifications require approval by the Architectural Control Committee (ACC) before the project starts. If you are given notice to stop a project, please do so immediately and communicate with GloboLink in a timely fashion about the violation. This will make things easier on everyone involved.



## Have you seen the Snitch??

Unfortunately, we are not talking about playing Quidditch with Harry Potter at Hogwarts. In a recent post on Facebook, a neighbor was curious about who takes the pictures and reports HOA violations.

While this topic was covered at the Annual meeting in January, we are happy to revisit for those who were unable to attend or are new to the neighborhood. Drum roll please..... The “Snitch” is none other than the employees at GloboLink Management. They review the neighborhood on a weekly basis and process the violations that are sent to property owners. It is important to remember that they are only enforcing the bylaws and restrictions as found in our governing documents. GloboLink cannot add to or modify “The Rules”. This is one of the many services they provide the HOA.

And yes, “The Rules” do apply to all property owners and you are not being targeted if you receive a violation notice. The first step to resolving your issue should be timely communication with GloboLink. Facebook is not the forum for discussion on the issue and all such posts will be deleted. Communication with the board is usually not necessary. Board members and property owners are encouraged not to discuss potential HOA business individually. This protects both parties from misinterpreted or erroneous comments. On occasion, board members may meet, with at least two board members present, with a property owner about an issue if in-person communication is needed.

All this being said, property owners can contact the board anytime by email at [bod@springranchhoa.org](mailto:bod@springranchhoa.org) or on the HOA website at <http://springranchhoa.org/contactboard.htm> .



### Did You Know?

The Spring Ranch HOA, including its bylaws and restrictions, was established by the original developer, FM2331 Development. They employed GloboLink Management to assist in running the day-to-day operations of the HOA. Control of the HOA was turned over to the property owners in June 2018 per the governing documents.

A board of directors was elected in June 2018 as required by the bylaws. The board is comprised of volunteer homeowners that receive no compensation for their work. The board oversees management of the HOA and continues to employ GloboLink Management to handle the day-to-day tasks.

Over 90% of all homeowner questions and issues can be answered or resolved by communicating directly with GloboLink. Please reach out to them with your next question.

[HOA@GloboLink.com](mailto:HOA@GloboLink.com)

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*Spring Ranch HOA*

## Entrance Blues (continued from page 1)

At this point, FM2331 frontage is currently the backup plan if the median sign is not allowed by Johnson County.

The second major question is, "what is the design of the sign?" We have many ideas, but placement must be decided before we can act and set a budget. Design options to consider are size, letter font, landscaping around the sign and lighting options. Do we hardwire lights with a HOA meter or light the sign and area with solar options? Does additional landscaping increase our annual maintenance budget? We will also need homeowner approval if the sign is not in the median.

Please know that the board is working on these projects and considering all options including the best and most efficient use of HOA funds for the long-term future. This may be a multi-stage project depending on the final scope and budget funds available. Thank you for your patience.

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