

Potranco Ranch Community

09/24/2018

Potranco Ranch Homeowners;

It has recently come to my attention that there are several homeowner concerns that have come up recently regarding the following items and I would like to address them:

1) **Forest Glen Utility's rate increase.** The rate increase for sewer services that is in effect has been long over due. The utility company has been subsidized for years by the developer, keeping the prices artificially low. The Public Utilities Commission of Texas is in agreement that the price for sewer services in the subdivision is substantially low and needs to be raised in order for the utility to be able to maintain and sustain itself. There was a handout at the recent HOA meeting from Forest Glen showing price comparisons that homeowners were able to review, these will be added to the Potranco Ranch website under the Forest Glen Utility tab. If you have questions about Forest Glen please email the utility at Forestglenutility@gmail.com and allow at least 2 business working days for an answer.

2) **Potranco Ranch PID** is a government entity with a board that manages it. The PID is a separate entity from the HOA. The PID is in charge of all of the tangible assets of the community, those items you can see and touch. For example the streets, curbs, entry gates, landscaping, phone lines and electric meters for the gates, walking trails, entry lights, etc. The annual HOA assessment of \$150 does NOT go toward any of these items, it goes toward community social items such as National Night Out and Christmas decorations, and also covers the enforcement of the CCRs of the subdivision. The PID assessment that each homeowner pays each year is an ASSESSMENT, NOT a tax, this assessment is tax deductible like your mortgage, HOA fees are not tax deductible. For further information on the PID or to bring an issue or concern before the PID board, you need to attend one of the PID meetings. When a meeting date is set it is posted on the Medina County website. You can review the PID documents and information on your Potranco Ranch HOA website potrancoranch.com under the tab residents resources, understanding your PID.

As the Developer, I want this community to continue to thrive. I know everyone does not see eye to eye on how to achieve this goal but I am confident that the end results will be a beautiful and welcoming community.