

# Deer Creek Ranch Parks & Lakes Association

**2019 Annual Meeting: 10 AM Saturday, June 8, 2019**

**Location TBD, Dripping Springs, TX**



**Website:** <https://www.dcrparksandlakes.org>

**E-mail:** [dcrpoa@gmail.com](mailto:dcrpoa@gmail.com)

**SMS Updates:** <https://www.remind.com/join/dcrpla>

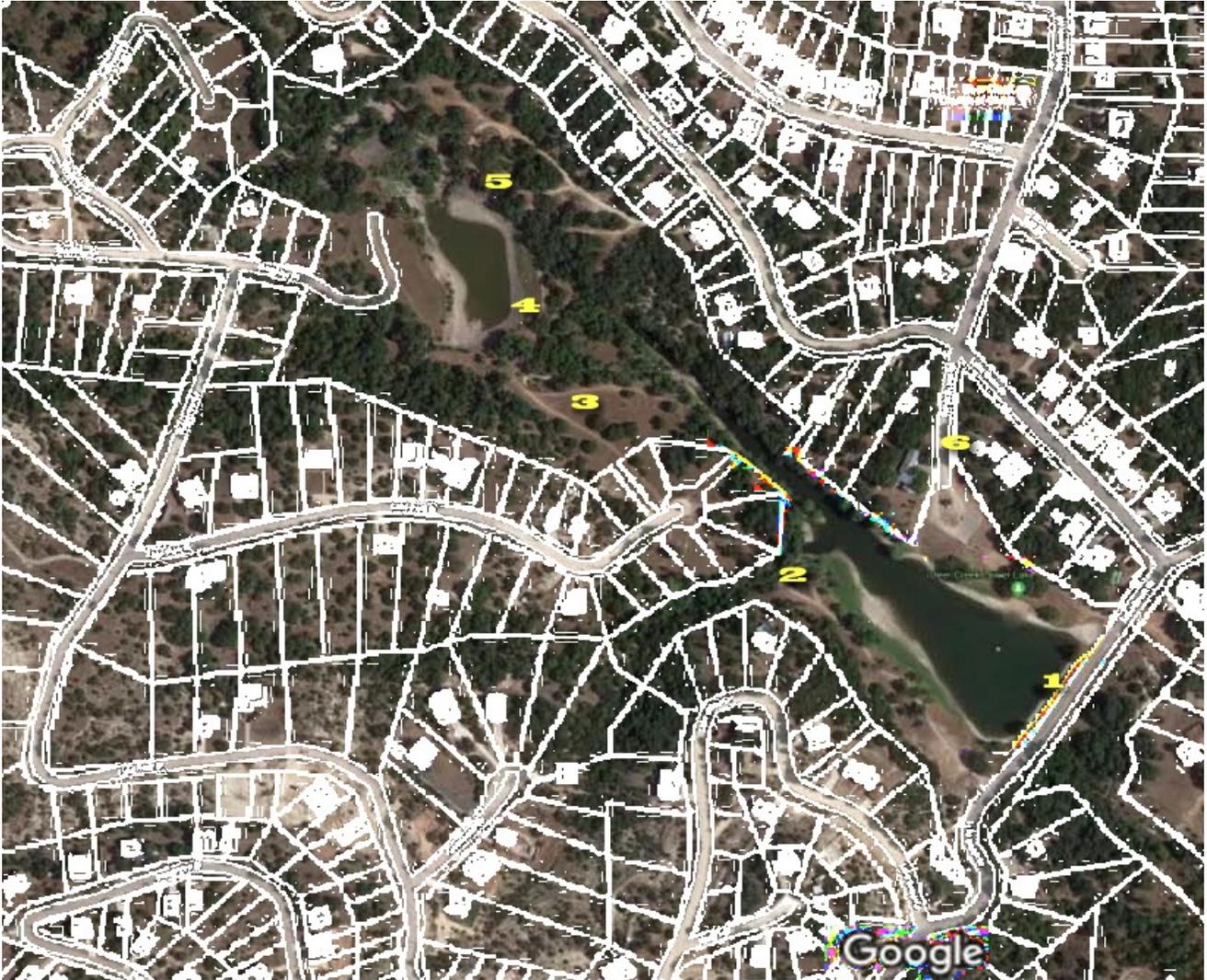
**Donations:** <https://www.paypal.me/deercreek>

**Mailing:** PO Box 64, Dripping Springs, TX 78620

*The following priorities were proposed at the DCRPLA semi-annual meeting held 10 AM Saturday, January 12, 2019 at 655 Panorama Dr.*

## ***COMMUNITY NEEDS AND THE COMMUNITY CENTER***

Deer Creek Ranch Parks & Lakes cover a great deal more area than is readily visible. Below is an overhead map identifying property lines and key features and responsibilities of the DCRPLA that will be discussed during this meeting. They are numbered for easy reference.



### Features:

1. Lower lake dam
2. Lower lake fishing side and walking bridge
3. Open field between upper & lower lake
4. Upper lake spillway and walking bridge
5. Campground area
6. Entry to lower lake playground, beach, and volleyball areas

## Feature #1. Lower lake dam

Key considerations: The dam is NOT the county's responsibility. While the county has adopted the roadway on either side of the dam, they explicitly excluded the dam itself due to the liability. We have been fortunate over the past few months in that the county has *mistakenly* patched potholes, but this is not something we can count on, nor will they re-surface the road.

Issue #1. Lower segment of lower lake dam crossing. On Dec 31 Travis County patched large potholes that had opened in this portion of the dam. Only a couple days later, with more rains, the asphalt had already been washed away. The result wasn't much different than before the work had been done and is shown here:



*Although not obvious, this photo was taken only days after Travis County had completely patched potholes on lower section of dam road.*

Estimated cost is \$8,800 to do necessary concrete work in lower section of dam.

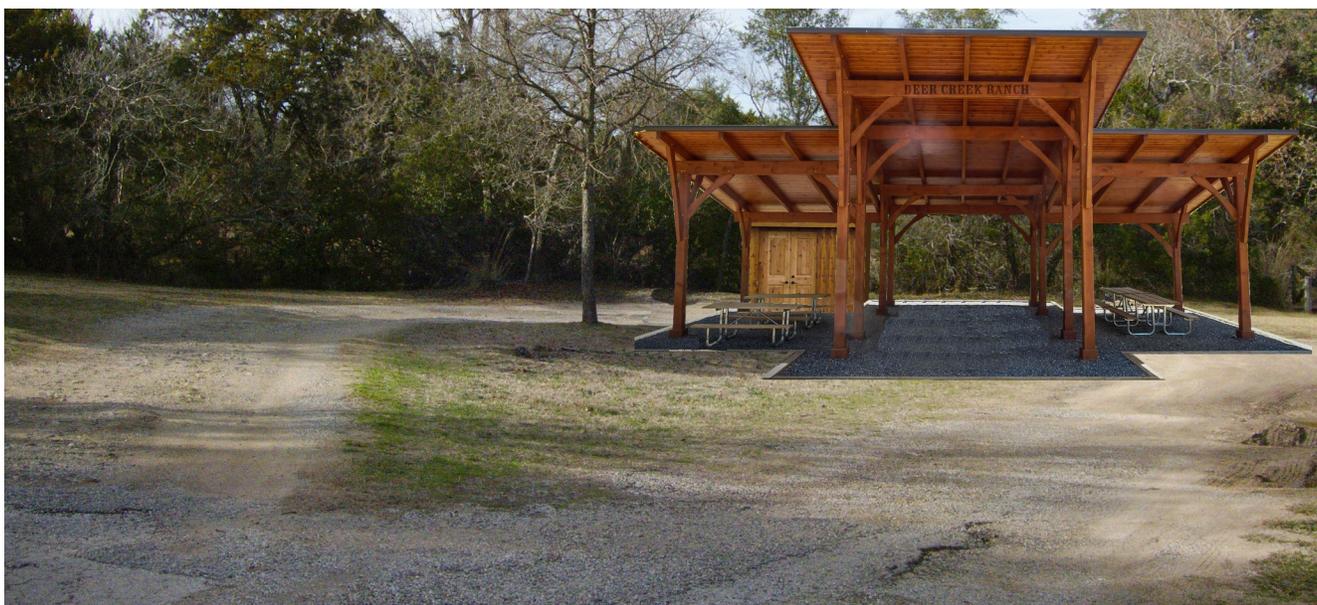
Issue #2. Upper segment of lower lake dam crossing. Patch jobs have been ongoing over the last 5+ years, but these are short term fixes and not long term solutions. Existing potholes re-open shortly after patching and new potholes open up. Resurfacing the road is long overdue.

Resolving BOTH issues (repaving the entire dam the proper way that will last including the concrete work next to the current culverts) will be \$24,585.16.

## **Feature #2. Lower lake south (fishing) side and walking bridge**

Key considerations: This side of the lower lake is under-utilized and represents an ideal location for a centralized pavilion for the community.

Opportunity #1. Community pavilion with Wi-Fi, Electricity, & Storage. In its current position, the community center is only convenient to half of Deer Creek Ranch and is in a state of disrepair with insufficient means to perform maintenance. Utilities including electricity, water, and Internet, are wasted on a building that is only rarely used. In contrast, a meeting space located within the park (the area indicated on the map with a “2”) with proposed dimensions of 36’x16’ to 48’x20’ would be convenient to the entire neighborhood, a visible improvement, and provide a sorely needed resource for the community. It would substantially reduce needed maintenance costs and increase perceived value of membership. It would also allow for public Wi-Fi, improved security, storage for association records and property, and electricity for events.



*The above photo shows a mock-up of pavilion in its proposed location with “trail head” bridge on left  
The above photo provides an alternative perspective of the pavilion (sans storage building) built in a similar setting to the one being proposed.*

Opportunity #2. Gated access for vehicles. Access to the south side of the lower lake park presently requires that someone manually lock and unlock the gate every day. In addition to it not always getting locked at night, it does nothing to restrict access for non-members during the day. As part of a community pavilion, the board proposes an access gate.



*The above photo shows a representation of a moderately secure gate configuration proposed for inclusion with community pavilion.*

Estimated cost for pavilion with storage, electricity, Wi-Fi, and gated access is estimated to cost \$45,000.

### **Feature #3. Upper lake spillway and walking bridge**

Key considerations: With the massive rainfalls over the last few months, the upper lake has regularly been exceeding its holding capacity, with mitigating counter-measures failing with increasingly visible frequency. This has resulted in rapid erosion of the ground designed to hold the water. The lake is overflowing its banks in the area represented by the “V.” The distance on the left of the existing outlet extends for approximately 60’ and to the right of the outlet extends for approximately 90’. The intended overflow region is the small concrete region at the bottom of the V.

Due to this erosion, the half-pipe culvert (located to the left of the straight line) intended to divert overflow toward the lower lake is not doing its job and water is frequently finding other paths into the overflow region (which is itself eroding) represented by the “C” outline. The land preventing catastrophic collapse (a complete emptying of the upper lake into the lower lake) is only ~ 100’ wide in some areas. Catastrophic collapse of the upper lake would mean losing a valuable asset, but would likely trigger a domino of catastrophes downstream. In a worst case scenario, it could trigger the collapse of the lower lake dam and the complete emptying of both lakes with flooding and potential impact to houses located in the flood plain (of which at least 4 are known).



*Above diagram shows the bank wall region where water overflows, the general path of the spillway, and the overflow region. Not shown is the pathway to the lower lake.*



*The above photo illustrates how much of the exterior surface of the spillway is now exposed and how much ground has eroded. Water rushes along the ground on either side of the spillway.*

Issue #1. The spillway. As shown in the preceding pictures, the ground has now eroded below the spillway structure. Any water not collected at the mouth of the spillway has no means to re-enter the spillway and simply rushes across the ground to the lowest point. This problem is rapidly worsening with each rainfall.

Issue #2. The lake bank. Because the bank has eroded, a great deal of water is escaping UNDER the mouth of the existing spillway.



*The above photo shows where water has breached the bank and found another path to the lower lake. The other side of the spillway is in similar condition with miniature waterfalls appearing alongside the spillway exit after heavy rains.*

To address both issues, the board proposes installing 3 Rock Cage Berms on either side of spillway half pipe to route water into correct path and prevent further erosion and washout.

Estimated cost: \$5,000

Issue #3. The overflow area. The “waterfall” created from the spillway has created erosion to the rock that is gradually working its way BACK toward the upper lake. In order to prevent further erosion, we are proposing dropping large rocks within the waterfall area.



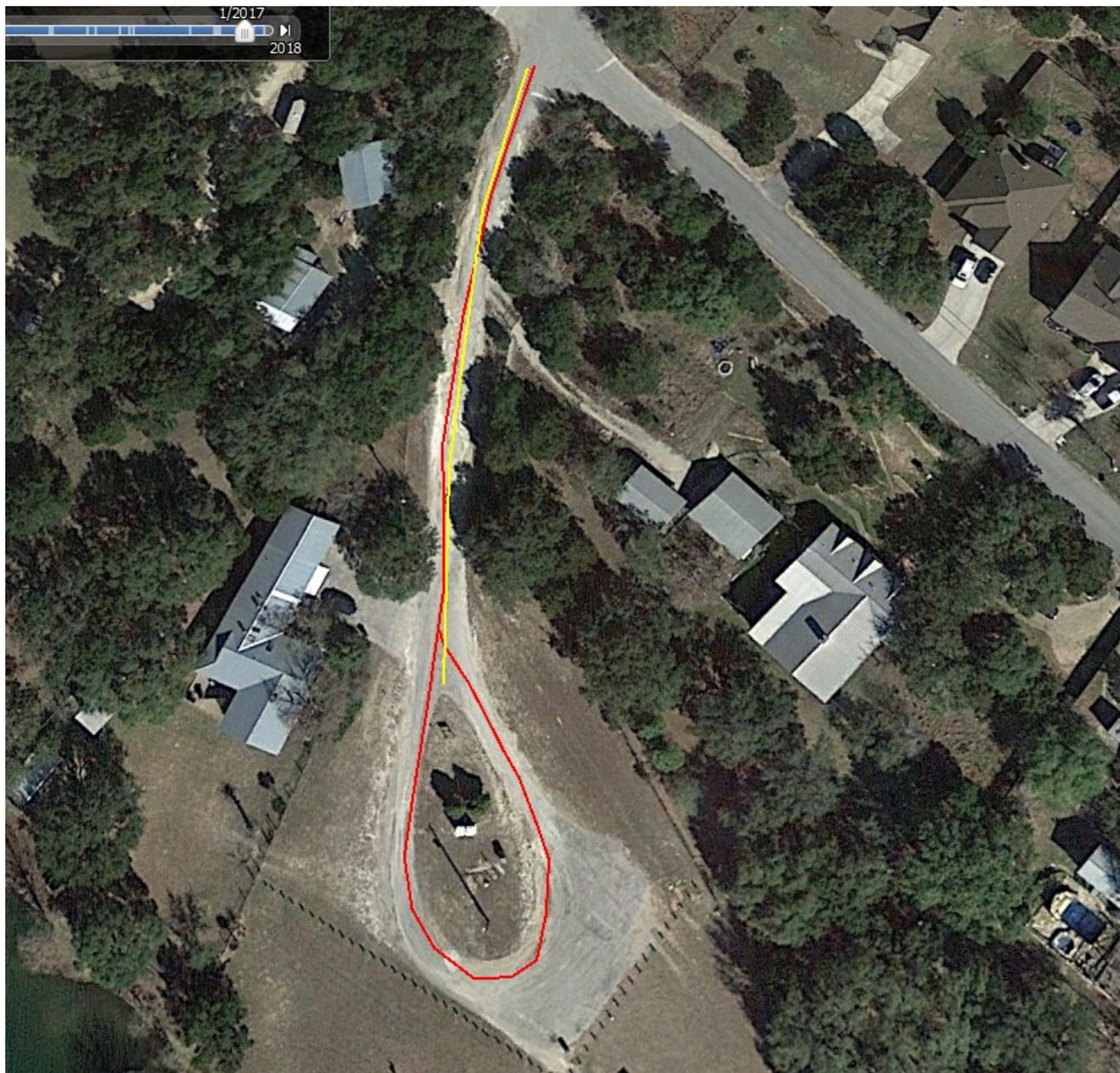
*The above photo shows how erosion is working its way back to the upper lake. A large section of the concrete spillway has broken off because there is no longer ground to support it and it's likely the section hanging in mid-air will break off at some point, accelerating the erosion.*

Collier Materials would provide a load or softball - basketball size stones and with delivery cost would be approximately \$800.

TOTAL estimated cost to address the above issues is \$5800.

#### Feature #4. Entry to lower lake playground, beach, and volleyball areas

Key considerations: The entire stretch, with loop, is 625' (see red line below). The length without the loop is 315' (see yellow line). This stretch is not currently maintained by the county and desperately needs attention. It is nearly impassable by car and is unpleasant for larger vehicles. This has a big impact on members' ability to enjoy the playground, volleyball, and beach area and thus impacts residents' willingness to pay membership dues.





*Entrance to lower lake park (looking up toward the entrance). At this angle, the hazard it represents to vehicles is clear.*

Issue #1: Water rushes across this entrance on the way to the lake and has eroded the entry.

Option #1 Members of the community have offered their time and equipment to fill in large holes with rock and asphalt. This is a short term option with an

estimated 2-3 year lifespan before additional work will be required. Estimated cost: \$2,000-\$3,000

Option #2 This would require removing the existing asphalt, cutting trenches on either side of the road to channel water, and building up the center of the road so that water doesn't pool on the surface. The best quote to fix this the correct way was from Alpha Paving and it would be \$19,828.16.

Estimated cost: \$20,000

Option #3 In consideration of the broader function of this stretch to the entire community and the likelihood of being able to collect a large number of petitions in support, there's a reasonable possibility the community could provide matching funds to the county to turn it into a county-maintained road. This would require more administrative work to collect petitions and complete the paperwork, but IF APPROVED, it would eliminate long term maintenance costs.

Estimated cost: \$15,000-\$20,000 (based on length and historical matching percentages)

Opportunity #3. Fence and gated entry to lower lake park. Constructing a wrought iron fence has been a board mandate for over a year.

Estimated cost (Hill Country Fence) for a 4' tall wrought iron fence with installation is \$7,900. This includes two gates and a double-sided mechanical lock for the pedestrian gate.

## **Feature #5. Open field between upper and lower lakes**

Key considerations: This area has only ever been used for burns, which have proven problematic. It is presently unused.



*Above photo shows the open field proposed as location for rock seat amphitheater between upper and lower lakes.*



*The above photo was taken at the Bee Cave park and shows a rough approximation of what can be done using reasonably inexpensive stone. Proposed amphitheater would have stones in a more curved configuration.*



*A sample trail-marker in the area that could serve double duty as a Wi-Fi repeater.*

Future Opportunity #1. Amphitheater. An amphitheater area similar to the one currently located at the Bee Cave Galleria can easily be created with stone blocks and/or rock cages. It is a low maintenance attraction that would provide an area for movies and nature classes in the park and serve as a good landmark to join the lower lake amenities with upper lake amenities. A trail marker in the area would serve double-duty as a Wi-Fi repeater for extending hot-spot access.

Estimated cost would be under \$5,000.

## **Feature #6. Campground area**

Key considerations: The campground is currently the ONLY area of the park that can be reserved. We offer ZERO amenities in this area with trash cans that are only occasionally emptied. As it is out of sight to traffic and most residents, park rules are regularly ignored in this area.

Future Opportunity #2. Small pavilion with electricity, wi-fi access, and security cameras. To help provide piece of mind to campers and residents alike, a small

(e.g. 12'x12' or 16'x16' pavilion) like the following would be constructed near the EXISTING electrical pole:



This structure would provide a centralized gathering spot for campers, a shelter in the case of severe weather, and help to extend Wi-Fi throughout the park. It would additionally provide limited electricity and offers a superb view of the upper lake.

Estimated cost: \$10,000-\$15,000.

## *KEY TAKE-AWAY POINTS*

The community center is the only asset the association can sell to generate substantial revenue and is rarely used.

We can replace the community center with a more appealing gathering center conveniently located in the park.

Doing so would relieve utility burdens associated with the community center and allow us to move those utilities to the park.

Providing Wi-Fi and electricity in the park, combined with gated access, would provide additional security and peace of mind, both for residents and park visitors.

Wi-Fi and gate access codes that change on a monthly basis provide an incentive for members to keep contact information up-to-date and provides association with a reliable means of communicating important updates.

Key infrastructure needs desperate attention and substantial revenue that the association currently lacks the means to collect in the form of dues or donations.

These actions, taken in total, would provide a revitalization of the parks and a long-term means of ensuring the viability of the association.

Taking no action would mean the continued deterioration of amenities and a proportional decline in membership as traffic to the parks and lakes continues to increase and cost of maintenance climbs.

*Please support the sale of the community center to address the challenges and embrace the opportunities!*

**ITEMIZED COSTS (PRIMARY OBJECTIVES)**

*Primary objectives are for illustrative purposes to indicate cost projections and propose a reasonable strategy for revitalizing the parks. The specific priorities and agenda would not be voted on before the ANNUAL meeting in June.*

\$45,000 Pavilion with storage, WiFi, electrical, and gated access at lower lake

\$24,585 Paving and concrete work on dam road

\$19,828 Fix entry to park

\$7,900 Fence and gated access to lower lake park

\$5,800 Address erosion issues at upper lake

\$3,500 Completion of legal documents to secure walking path across private property and remove dead restriction

---

TOTAL COSTS: \$106,613

PROPOSED MINIMUM SALE PRICE FOR COMMUNITY CENTER: \$125,000

**ITEMIZED COSTS (SECONDARY OBJECTIVES)**

*These secondary objectives would only be considered AFTER completion of the primary objectives and a subsequent minimum 1 year waiting period (at which point membership revenue would be reviewed).*

\$12,500 Pavilion at upper lake

\$5,000 Amphitheater with Wi-Fi repeater between upper & lower lakes

\$1,500 Reinforce and replace cedar planks in both walking bridges with composite planks

---

TOTAL SECONDARY COSTS: \$19,000