

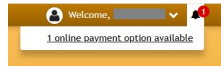
# HAPPENINGS IN THE HACIENDAS

## WHO WE ARE

This is the first official newsletter for the Haciendas at Cristoval Ranch Home Owner's Association. We are comprised of three sections, on Vaquero Lane, Caballo Blanco Lane, and Riata & Remuda Lanes. The goal of the HOA is to maintain and improve the community to continue making this a great place to live.

## 2026 DUES GOING OUT

Dues notices for this year will be mailed out this week. For those of you new to the neighborhood you can register on the neighborhood website, [www.haciendasacr.com](http://www.haciendasacr.com), to be able to pay online if you prefer not to send a check. Those who haven't paid 2025 dues can still do so thru the website or thru check. Minutes from the annual meetings, as well as any other notices are posted on the website as well. Information regarding community projects can be found there as well.



## UPCOMING EXPENDITURES

Paying HOA dues is critical as we will be starting the process of road repairs/maintenance. One big expense this year is to shore up the drainage ditches from anymore wash-out, primarily on Caballo Blanco Lane. Desired neighborhood improvements can't begin without first taking care of maintenance.

## BE SAFE

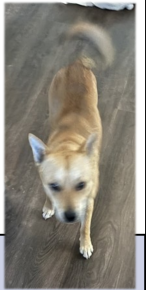
With nicer weather approaching, enjoy getting out and around, but be sure to remind all those riding around to be careful and check when entering roadways.

## COMMUNITY FINANCE

HOA account : \$11,388

Have moved from QuickBooks to Quicken, which will save at least \$1000 annually in expenses

Will be beginning process of road weather repairs starting next month, possibly April



## NIKKI'S NOOK

Dedicated to any critter news in the neighborhood, named after our favorite roaming pup.

Be on the lookout as Bobcat prints were spotted in the snow this past freeze.

Coyotes have gotten louder, and skunks are out and around, be careful.

If you see a black dog with red collar hanging out with me, Nikki, he should be in the Wards' yard and has jumped the fence.

## CRISTOVAL AREA HAPPENINGS

Few more weeks of Basketball season left.

CHS Baseball and Softball seasons having gotten underway, be sure to check schedules.

Concert season coming up in March at Cooper's BBQ

Spring Break March 16-20

Tax season is upon us.

