



**RIVER CHASE  
INFORMATION/  
WELCOME PACKET**

**New Braunfels River Chase Property Owners Association (NBRC POA)  
and River Chase Onsite Office**

436 River Chase Way, New Braunfels TX 78132

Monday – Friday, excluding holidays

9:00 a.m. to 5:00 p.m.

**[rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org)**

**830.964.2197**



## WELCOME TO RIVER CHASE

The Board of Directors of the **New Braunfels River Chase Property Owners Association** (“**NBRC POA**”) and your fellow River Chase property owners welcome you to this 3,753-acre community.

Between 1998 and 2001, the land was acquired by Southerland Properties, Inc., and developed into 10 units (1,732 lots), as well as large common areas. We hope you will enjoy the combination of pleasing natural surroundings and variety of physical and social amenities.

The purpose of this Information/Welcome Packet (“Packet”) is to acquaint you with the NBRC POA, a non-profit organization that maintains River Chase common properties and facilities. The Board of Directors (BOD) and various committees are an integral part of the NBRC POA. River Chase is a self-managed property owner’s association. We contract with POA Management Group, LLC to hire and staff the office at the River Chase clubhouse. The RC staff maintains the POA financials, distributes access cards, and provides other services to the community.

This Packet will also introduce you to useful websites, which are developing into the most accurate and convenient ways of obtaining information about our community, and communicating with the BOD officers and committee chairpersons. Please explore these websites to find a variety of information that may be helpful and useful. Also see page 5 for additional communication venues.

**Website:** NB River Chase Property Owners Association – [www.riverchasepoa.org](http://www.riverchasepoa.org)

**Facebook:** River Chase New Braunfels Forum – *This Facebook site is a community-based blog, **not an official RCPOA site**. It does not represent the views nor the opinions of the Board of Directors.*

The River Chase Declaration of Covenants, Conditions and Restrictions (DCCRs) can be found on the NBRC POA website at [www.riverchasepoa.org](http://www.riverchasepoa.org). We encourage you to familiarize yourself with the DCCRs as they are designed to preserve and enhance property values.

The *Table of Contents* will give you an overview of information contained in this document. We invite you to become involved in the life of your community.



Table of Contents	Page
<b>Welcome to River Chase</b>	
<b>NBRC Property Owners Association Welcomes You to Our Community</b>	<b>1</b>
<b>General Information (alphabetically)</b>	<b>1</b>
Access Cards – Clubhouse, Pool, Office, Fitness Center, River Park	<b>1</b>
Address for River Chase Onsite Office and NBRC POA	<b>1</b>
Assignment of Postal Mailbox and Keys	<b>1</b>
Board of Directors (BOD)	<b>2</b>
Clubhouse and River Park Pavilion Reservations and Information	<b>2</b>
General Guidelines	<b>2</b>
Reserving the Clubhouse	<b>2-3</b>
Reserving the Pavilion	<b>3</b>
Common Areas - Hours of Operation	<b>3-4</b>
Communicating with Your Neighbors – Website, Official Email, Facebook	<b>5</b>
Declaration of Covenants, Conditions & Restrictions (DCCRs)	<b>5</b>
Property Owners Annual Maintenance Fee Invoice	<b>6</b>
Property Owners Annual Meeting	<b>6</b>
Property Disclosure Statements and/or Resale Certificates	<b>7</b>
Units 1-10 – Emergency Services Districts (ESDs), All Properties	<b>7</b>
<b>River Chase Committees, Clubs and Associations (“CC&amp;A”)</b>	<b>7</b>
An Email Address to Contact your River Chase CC&A	<b>8</b>
Architectural Control Committee (ACC)	<b>8</b>
Bluebonnet 4-H Club	<b>9</b>
Book Club, RC	<b>9</b>
Common Areas Committee	<b>9</b>
Communications Committee	<b>9</b>
Emergency Services Committee (ESC)	<b>10</b>
AirLIFE- NOW Air Methods Advantage, Emergency Helicopter Services	<b>10</b>
ESC Firewise	<b>11</b>
ESC Neighborhood Watch	<b>11</b>
Events Committee	<b>11</b>
Gardeners, RC	<b>12</b>
Homeschoolers, Association of River Chase (ARCH)	<b>12</b>
Kids Club of RC	<b>13</b>
Neighborhood Board	<b>13</b>
Nominations Committee	<b>13</b>
Veterans Association, River Chase	<b>13</b>
<b>Other River Chase Information</b>	<b>14</b>
General Rules and Regulations	<b>14</b>
Comal County Lost and Found Dogs, and SNAKES!	<b>14</b>
<b>Attachment - Comal County Community Services, 2 pages</b>	<b>15-16</b>



# Property Owners Association

## *We Welcome You to Our Community*

---

The NBRC POA is a non-profit organization that maintains the common properties and facilities. These include the clubhouse, fitness room, pool complex, pond area, walking trails, private rights-of-way and easements not owned by Comal County, landscaped areas at the entrances and associated sprinkler systems, and a gated, private 58-acre park and pavilion, located near the Guadalupe River.

Responsibilities of the NBRC POA also include conducting annual or special meetings and elections, managing contractors, providing services, collecting annual maintenance fees, making disbursements, establishing the annual budget, keeping financial records, and maintaining administrative records. Several committees, whose responsibilities are outlined below, operate as part of the NBRC POA.

### GENERAL INFORMATION

#### **Access Cards – Clubhouse, Pool, Office, Fitness Center, River Park**

[rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org) or 830.964.2197

---

You can obtain access cards at no cost at the River Chase onsite office, or you can have them mailed at a cost of ten dollars (\$10.00). Proof of property ownership is required, such as property title, HUD or escrow documents, etc. Homeowners obtaining new cards will be asked to complete a liability/amenity instruction form. Gate access cards are required for entrance into River Chase amenities, specifically the: 1) Guadalupe River park and pavilion, 2) clubhouse gate that also leads into the swimming pool complex and RC onsite office, and 3) fitness center. Access cards that no longer work, or are lost or stolen, can be replaced at a cost of ten dollars (\$10.00) each. If you are a new homeowner and acquired the previous homeowner's access cards, they may have been deactivated; therefore, you may need to contact the RC onsite office to get them reactivated.

#### **Address for River Chase Onsite Office and NBRC POA – [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org)**

---

River Chase Onsite Office and NBRC POA  
436 River Chase Way, New Braunfels TX 78132  
Monday – Friday, excluding holidays  
9:00 a.m. to 5:00 p.m.  
830.964.2197

#### **Assignment of Postal Mailbox and Keys – [www.usps.com](http://www.usps.com) or 830-625-7736**

---

To begin delivery of your U.S. postal mail and to receive your mailbox keys, take proof of residence (i.e., utility bill or turn-on statement) to the New Braunfels Post Office, 175 South Seguin Avenue, New Braunfels, TX 78132, Monday through Saturday.

The NBRC POA is governed by a Board of Directors, consisting of five River Chase community volunteers. They are elected to serve for staggered, three-year terms and are voted in at the annual meeting each November. Directors select among themselves the office each will hold for the next year.

The BOD meets monthly to discuss community business. All residents are invited to attend. You can find the meeting dates and minutes at the RC website, [www.riverchasepoa.org](http://www.riverchasepoa.org). If you would like to add a topic to the meeting agenda, please send an email to [president@riverchasepoa.org](mailto:president@riverchasepoa.org). You can find contact info for specific Board members at the website, [www.riverchasepoa.org](http://www.riverchasepoa.org).

### **Clubhouse and River Park Pavilion Reservations and Information**

[rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org)

---

#### **1) General Guidelines** - See additional information on the following page.

- a) Only River Chase property owners can reserve the clubhouse, located at 436 River Chase Way, or the pavilion, located at the Guadalupe River park, for private events under the conditions outlined below. **To reserve either facility, please contact the RC onsite office, shown on page 1.**
- b) To reserve a facility, the property owner must be current on all dues and fees.
- c) Your request to reserve the facility must include the property owner's name, lot number, plus the date, time and length of use of the requested facility.
- d) Signed agreement, checks for payment of deposit and fee must be received from the property owner, and must be provided to the RC Onsite office, at least two (2) weeks prior to the event to hold the reservation. *Please send checks to NBRC POA Reservations, 436 River Chase Way, New Braunfels, TX 78132, or you can personally deliver it during business hours (see page 1).*
- e) The property owner must be present at all times.
- f) The clubhouse or pavilion must be left clean and damage-free, otherwise some or all of your deposit will be retained. The amount to be retained will be determined by the condition of the facility and costs to clean/repair it. Go to [www.riverchasepoa.org](http://www.riverchasepoa.org) to view the *River Chase Clubhouse Rules & Clean-up* document.
- g) The clubhouse pool cannot be reserved or rented, and its use is not included with any reservation. However, the DCCR guidelines allow six (6) guests to accompany a property owner.

#### **2) Reserving the Clubhouse** – To obtain a copy of the Clubhouse Rental Agreement, go to [www.riverchasepoa.org](http://www.riverchasepoa.org), click on *Documentation or Reservations*.

- a) The River Chase clubhouse may be reserved in four-hour blocks of time (from 8a-noon, 1-5 p.m., and 6-10 p.m.) for \$50.00 per four-hour blocks of time.

- b) Renters of the POA clubhouse shall provide security and cleaning deposits as set by the Board of Directors annually, based in part on the Cleaning Vendor's contract. These fees may vary due to the selected vendor.
- c) Reservations can be made by email, telephone, mail, or with the RC onsite manager, see page 1 for contact information.
- d) No reservation is confirmed until the signed rental agreement, rental payment and deposit check are received.
- e) Checks may be from the property owner/renter.
- f) Reservations are made by property lot number.
- g) A cleaning fee may be assessed and subtracted from the initial deposit provided at the time of reservation if the clubhouse is not returned to its original clean state.

**Note:** The clubhouse reservation does **NOT** include the pool; the pool cannot be reserved. However, the DCCR guidelines allow 6 guests to accompany a property owner.

**3) Reserving the Pavilion** – To obtain the Pavilion Rental Agreement, please go to [www.riverchasepoa.org](http://www.riverchasepoa.org), click on Reservations.

- a) Only property owners may reserve the pavilion, located at the Guadalupe River park, see map at the back of this Packet. **To reserve this facility, please contact the RC onsite office shown on page 1.**
- b) The pavilion may be reserved for exclusive use on a given date, with a non-refundable fee of \$25.00 and a signed rental agreement.
- c) A guest code will be given only to the person reserving the pavilion.
- d) Pavilion parties must end by dark and follow river rules.
- e) For a list of holidays when the Pavilion cannot be reserved, please refer to the Pavilion Rental Agreement.

**Common Areas - Hours of Operation** – [common\\_areas@riverchasepoa.org](mailto:common_areas@riverchasepoa.org)

---

The common recreational facilities are for the use of River Chase property owners and their accompanied guests, including the clubhouse, fitness center, Guadalupe River park and pavilion (including small sports court, playscape, picnic areas and bathrooms), swimming pool, tennis/basketball/pickleball courts, walking trails, baseball/soccer fields, and pond. Your River Chase gate access card is required at the clubhouse gate, pool complex and onsite office, fitness center, and river park.

*See more details on the following page.*

## COMMON AREAS - HOURS OF OPERATION

[common\\_areas@riverchasepoa.org](mailto:common_areas@riverchasepoa.org)

---

<b>Clubhouse (behind mailboxes on River Chase Way)</b>	<ul style="list-style-type: none"><li>- 6 a.m. to 10 p.m. year-round</li><li>- Reservations required - see pages 2 &amp; 3; necessary documents can be found at <a href="http://www.riverchasepoa.org">www.riverchasepoa.org</a></li></ul>
<b>Fitness Center (adjoins clubhouse)</b>	<ul style="list-style-type: none"><li>- 6 a.m. to 11 p.m. year-round</li><li>- Rules are posted on the wall in the fitness room.</li></ul>
<b>Pavilion and River Park (River Chase Drive to Terrace Point)</b>	<ul style="list-style-type: none"><li>- 6 a.m. until dark year-round</li><li>- Private group reservations can be scheduled; see pages 2 &amp; 3.</li><li>- A fresh-water fishing license is required for anyone 17 years or older.</li><li>- <b>No lifeguard on duty.</b></li></ul>
<b>Pond (at the back of club-house walking trail)</b>	<ul style="list-style-type: none"><li>- Open 24 hours a day year-round.</li><li>- This is a catch-and-release pond.</li><li>- A fresh-water fishing license is required for anyone seventeen (17) years or older.</li><li>- <b>No swimming or diving is permitted.</b></li></ul>
<b>Pool (at the clubhouse)</b>	<ul style="list-style-type: none"><li>- 9 a.m. until dark; available Mar 1 thru Sept 30</li><li>- No pets allowed.</li><li>- No swimming after dark.</li><li>- Closed at 10 a.m. every Monday for entire day due to maintenance (closed for day after water aerobics).</li><li>- Property owners may bring a maximum of 6 guests.</li><li>- Pool rules are posted near the clubhouse gate and on the fence inside the pool area.</li><li>- <b>No lifeguard is on duty; no diving permitted.</b></li></ul>
<b>RC Onsite Office &amp; POA (adjacent to the clubhouse)</b>	<ul style="list-style-type: none"><li>- 9 a.m. to 5 p.m. Monday-Friday year-round; closed on recognized holidays.</li><li>- <a href="mailto:rc_onsiteoffice@riverchasepoa.org">rc_onsiteoffice@riverchasepoa.org</a>; see more info page 1</li></ul>
<b>Tennis/Basketball/ Pickleball Courts (behind clubhouse)</b>	<ul style="list-style-type: none"><li>- 7 a.m. to 10 p.m. year-round</li><li>- Rules are posted on a large sign at the court.</li></ul>
<b>Walking Trail/Sidewalk (behind the clubhouse)</b>	<ul style="list-style-type: none"><li>- Open 24 hours a day year-round</li><li>- All pets must be on a leash.</li><li>- Animal owners should be prepared to clean up after their pets. Your cooperation is appreciated.</li><li>- Full distance of walking trail is .66 mile.</li></ul>

---

## Communicating with Your Neighbors

---

Please explore the venues shown below to discover additional ways to communicate with your neighbors in River Chase.

- **Official NBRC POA Website** – [www.riverchasepoa.org](http://www.riverchasepoa.org)  
This website provides access to River Chase covenants, management company contact information, events and calendar information, email addresses for all River Chase committees under the **Contact Us** link, community news, classified ads and other information.
- **Official Email Correspondence** – [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org)  
A confidential email distribution list, the RC Directory, is maintained and utilized to forward relevant information in a timely manner to River Chase residents concerning events, meetings, emergency, weather, safety and traffic issues. It is updated by the RC Office Manager for the purpose of making official POA announcements and notifications. By law (TX Property Code, Sec. 209.0051), “It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e)(2)(B)...”. Please stop by the onsite office to sign up, or you can email your name, property address and lot number to [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org).
- **Community-based Social Media Facebook Sites** – [www.facebook.com/groups/riverchasenewbraunfelsforum](http://www.facebook.com/groups/riverchasenewbraunfelsforum)
  - **River Chase New Braunfels Forum Facebook Page** is a community-based blog, **not an official RCPOA site**. It does not represent the views nor the opinions of the Board of Directors. It merely provides a venue for residents to discuss community-related topics. At the top of the Forum, you can click on *Events*, *Photos* or *Files* to see additional information.
  - **River Chase Entrepreneurs Facebook Page** is a community-based blog, **not an official RCPOA site**. It does not represent the views nor the opinions of the Board of Directors. This site is used to promote the Entrepreneurs of River Chase.
  - **FOR SALE in River Chase Facebook Page** is a community-based blog, **not an official RCPOA site**. It does not represent the views nor the opinions of the Board of Directors. This site is used to post items of value for sale by River Chase residents.

## Declaration of Covenants, Conditions & Restrictions (DCCRs) – [DCCRC@riverchasepoa.org](mailto:DCCRC@riverchasepoa.org)

River Chase homeowners live in a development which wants to ensure long-term property values. Every property owner should strive to comply with the DCCRs. While each unit in River Chase has its own DCCRs, there are many commonalities across them. The property description on your deed includes your lot number and River Chase unit number.

Through the DCCRs, the developer established a set of restrictions “for enhancing and protecting the value, desirability and attractiveness of said property.” Many people choose to purchase property and live in River Chase because of the careful consideration put into the DCCRs. For more details, please consult the DCCRs.

Please familiarize yourself with the DCCRs to reduce the possibility of non-compliance. They can be read or downloaded from [www.riverchasepoa.org](http://www.riverchasepoa.org).



## **Property Owners Annual Maintenance Fee Invoice**

---

Every property owner in River Chase is a member of the NBRC POA and shares in the responsibility for its support. The current NBRC POA fee is \$200 per lot per year. Owners of two or more lots pay no more than twice the annual amount for one lot, or currently \$400.

As a property owner of River Chase, in December of each year you will receive an *Annual Maintenance Fee Invoice* ("Invoice"). Payment of your Invoice is due on January 1st and will be considered delinquent if not paid by within 30 days. If you do not receive your Invoice in December, please contact the **RC Onsite Management Office and NBRC POA, 436 River Chase Way, New Braunfels TX 78132 - 803.964.2197**, [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org).

The onsite office can email or mail another Invoice to you. Whether you receive or don't receive the Invoice, paying the annual maintenance fee is still the responsibility of the property owner.

Delinquent accounts are subject to a late fee:

- Early February - Late notices (Courtesy Notices) are sent to delinquent accounts.
- Early March - A Past Due Notice is sent 60 days after Due Date, which would be around March 1<sup>st</sup>. A \$20.00 Late Fee is added to this bill.
- Early April - A Final Notice is sent 90 days after Due Date, which would be about April 1<sup>st</sup>. Another \$20.00 Late Fee is added to this bill. Use of our Common Areas are also suspended if not paid within 30 days of this notice.
- Early May - The owner has 30 days after the Final Notice is sent to request a hearing to discuss the lateness. If no hearing is requested by the property owner, the entire account is turned over to a collection agency. Late fees, attorney fees, and all other expenses related to collecting the account will be charged to the property owner.

The official collection policy can be found on the RCPOA website at [www.riverchasepoa.org](http://www.riverchasepoa.org):

- Select DOCUMENTATION on the menu on the left side of the page.
- On the next page, scroll down to the POLICIES section and find the document, **"Second Amendment To NBRC Property Owners Association Collection Policy (03-2017)"**.

## **Property Owners Annual Meeting**

At the NBRC POA Annual Meeting in November of each year, property owners will act upon matters outlined in the notice of meeting, possibly including, but not limited to, proof of notice, election of officers, approval of minutes from the last meeting, Treasurer's financial report, President's report, new business, open floor for questions, committee reports, and/or announcement of election results. An annual meeting notice and ballot, with instructions, will be sent via USPS to RC property owners; RC property owners should ensure that the NBRC POA has your current mailing address. Property owners will be given the opportunity to vote electronically, in person at the annual meeting, or by proxy/absentee ballot.

## **Property Disclosure Statements and/or Resale Certificates**

The POA onsite office can assist your realtor or title company with Property Disclosure Statements or Resale Certificates. To obtain a POA Document Request Form, contact the onsite management office at 830.964.2197 or via email at [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org). Any requested documents are usually generated within one to two business days.

## **Units 1- 10 - Emergency Services Districts (ESD), All Properties**

---

### ➤ **Units 1 thru 8 –**

[www.canyonlakefire-ems.org](http://www.canyonlakefire-ems.org) and [www.facebook.com/ccesd3](http://www.facebook.com/ccesd3)

Units 1 through 8 are part of ESD #2 (EMS) and ESD #3 (Fire) and served by the Canyon Lake Fire Department at **830.907.2922**. Consider adding this phone number to your cell phone.

### ➤ **Units 9 and 10 –**

[www.nbtexas.org](http://www.nbtexas.org) and [www.facebook.com/pages/city-of-newbraunfelsfiredepartment](http://www.facebook.com/pages/city-of-newbraunfelsfiredepartment)

Units 9 and 10 are part of ESD #7 and served by New Braunfels Fire department at **830.221.4200**. ESD #7 includes other homes that fall within an area designated by Bexar Metro 911.

➤ **Blue Reflective Address Sign** – If you wish to aid your emergency services personnel in their ability to respond to a call to your residence, particularly at night, all property owners in Units 1-10 can purchase a blue reflective address sign from the Canyon Lake Professional Firefighters Association (CLFA). **The order forms can be found online at [www.riverchasepoa.org](http://www.riverchasepoa.org)**, click on “Information Links”. The blue address sign will be made and installed by the CLFA.

➤ **9-1-1 Dispatch** – Regardless of where you live in River Chase, an emergency call to 911 should dispatch the proper emergency response team (fire, law enforcement, EMS).

## **RIVER CHASE COMMITTEES, CLUBS and ASSOCIATIONS**

Participation in any committee and use of community assets (including the website, marquee, newsletter) is dependent upon being a property owner in River Chase who is in good standing with no outstanding dues or fines.

River Chase committees are comprised of supportive volunteer property owners. All committees need additional manpower resources. If a particular committee appeals to you, you can make your initial contact via the respective email address, indicating your desire to help. You do not need to be a committee member to participate. In addition to helping our neighborhood maintain its vibrancy, participating in a committee can also provide opportunities to meet new people and make new friends. All volunteers and visitors are

invited to attend the meetings and events. Other committees can be initiated at the Board's discretion, either temporary or permanent. See additional information on the following pages.

### **An Email Address**

---

To find meeting dates and times, please check the RCPOA website calendar (at the bottom of the Home page), or the current month on the marquee at the mailboxes/clubhouse.

---

**Architectural Control Committee:**

- [acc@riverchasepoa.org](mailto:acc@riverchasepoa.org)

**Bluebonnet 4-H Club:**

- [bluebonnet4h@riverchasepoa.org](mailto:bluebonnet4h@riverchasepoa.org)

**Book Club, RC:**

- [rcbookclub@riverchasepoa.org](mailto:rcbookclub@riverchasepoa.org)

**Common Areas Committee:**

- [common\\_areas@riverchasepoa.org](mailto:common_areas@riverchasepoa.org)

**Communications Committee:**

- [communications@riverchasepoa.org](mailto:communications@riverchasepoa.org)
- [newsletter@riverchasepoa.org](mailto:newsletter@riverchasepoa.org)

**Emergency Services Committee:**

- [emergency\\_services@riverchasepoa.org](mailto:emergency_services@riverchasepoa.org)

**Events Committee:**

- [events@riverchasepoa.org](mailto:events@riverchasepoa.org)

**Gardeners, RC:**

- *Follow us on Facebook at RC Gardeners.*

**Kids Club of RC:**

- [kids@riverchasepoa.org](mailto:kids@riverchasepoa.org)

**Veterans Association, River Chase:**

- [publicrelations@rcveteransassociation.org](mailto:publicrelations@rcveteransassociation.org)

To find meeting dates and times, please check the RCPOA website calendar (at the bottom of the Home page), or the current-month meetings on the marquee at the mailboxes/clubhouse.

#### **Architectural Control Committee (ACC) – [acc@riverchasepoa.org](mailto:acc@riverchasepoa.org)**

---

The Architectural Control Committee (ACC), established under Article IV of the River Chase River Chase Declaration of Covenants, Conditions and Restrictions (DCCRs), is a three-member committee of volunteers who are appointed by the BOD at their November meeting, and serve for staggered, three-year terms. For the specific duties and responsibilities of this committee, refer to the DCCRs document at [www.riverchasepoa.org](http://www.riverchasepoa.org). This committee must review and approve construction or removal of any exterior improvement on any property.

Covenants and restrictions that apply to a primary residence also apply to any, and all, additional improvements. For example, ACC approval is required for workshops, storage structures, fences, driveways, swimming pools, etc. For additional information and a better understanding of improvements requiring approval, please review the *Construction Checklists* at [www.riverchasepoa.org](http://www.riverchasepoa.org).

The ACC encourages every property owner to make a complete and appropriate application before initiating any property construction or improvement. Please observe the submission requirements as posted on the NBRC POA website at [www.riverchasepoa.org](http://www.riverchasepoa.org). If there are any questions about the requirements for ACC approval, you can request a review of your specific situation via the ACC email address at [acc@riverchasepoa.org](mailto:acc@riverchasepoa.org).

## **Bluebonnet 4-H Club – [bluebonnet4h@riverchasepoa.org](mailto:bluebonnet4h@riverchasepoa.org)**

---

We would like to welcome you to the Bluebonnet 4-H Club. This Club provides an opportunity for us to teach our children leadership, citizenship and life skills. 4-H isn't only about raising animals -- there is much more to it! Come to our meetings and find out how to get involved in activities that promote well rounded citizens!

## **Book Club, RC – [RCbookclub@riverchasepoa.org](mailto:RCbookclub@riverchasepoa.org)**

---

The purpose of the RC Book Club is to encourage members to read and share their experiences with others to 1) discuss issues in the book that might be of interest to the group, 2) discover an author who might not be familiar to our members, which in turn might lead to an interest in other books by the author for personal reading, 3) discover a new genre of books through sharing, 4) develop book discussion guidelines to use within the club, as well as for personal use, and 5) discover new sources for books, book lists, or book discussions.

We announce the books we are reading several months ahead; however, you can request this information by email at [rcbookclub@riverchasepoa.org](mailto:rcbookclub@riverchasepoa.org). If you have not yet read the book, please join us anyway. We have “goodies” at each meeting.

## **Common Areas Committee – [common\\_areas@riverchasepoa.org](mailto:common_areas@riverchasepoa.org)**

---

The Common Areas Committee has the ongoing responsibility of maintaining the community's facilities in good working order, researching and acting on improvements, and/or upgrading amenities. All property owners can share in this effort by treating our facilities with respect. Your help in reporting items that need repair will be greatly appreciated. Please report routine and emergency problems to the onsite management office at 830.964.2197 or email a message to [common\\_areas@riverchasepoa.org](mailto:common_areas@riverchasepoa.org)

## **Communications Committee – [communications@riverchasepoa.org](mailto:communications@riverchasepoa.org)**

---

The goals of the Communications Committee are to **1)** promote goodwill among the residents and property owners of River Chase, **2)** build a positive reputation for the community both internally and externally, and **3)** keep the community informed of the latest information on events, clubs, organizations, community safety, and RC residents’ business enterprises.

### ➤ **Newsletter, River Chase Reporter – [newsletter@riverchasepoa.org](mailto:newsletter@riverchasepoa.org)**

The *Reporter* is a community newsletter that is e-published four times each year. You are invited to view current and past publications of the newsletter on the River Chase website.

- **Articles for the newsletter** are written by River Chase residents and should be emailed to [communications@riverchasepoa.org](mailto:communications@riverchasepoa.org).
- **Newsletter guidelines** can be found at the River Chase website, [www.riverchasepoa.org](http://www.riverchasepoa.org), click on Communications in the left column.

- **Receive the newsletter** by email automatically! If you would like to receive your newsletter by email, please send your name, street and email address to [rc\\_onsiteoffice@riverchasepoa.org](mailto:rc_onsiteoffice@riverchasepoa.org). You will be added to the confidential River Chase Directory/Distribution List.

**Emergency Services Committee (ESC) – [emergency\\_services@riverchasepoa.org](mailto:emergency_services@riverchasepoa.org)**

---

The function of the ESC is to increase awareness of medical, fire and law enforcement/ crime prevention issues within River Chase. The members are committed to working with local emergency providers to ensure that our residents receive the most appropriate response. Meetings are scheduled as required and posted on the RC Events Calendar at [www.riverchasepoa.org](http://www.riverchasepoa.org). Other useful websites are:

- [www.co.comal.tx.us/fire\\_marshal.htm](http://www.co.comal.tx.us/fire_marshal.htm)
- [www.facebook.com/comalcountyfiremarshalsoffice](http://www.facebook.com/comalcountyfiremarshalsoffice)
- [www.canyonlakefire-ems.org](http://www.canyonlakefire-ems.org) and [www.facebook.com/ccesd3](http://www.facebook.com/ccesd3)
- [www.facebook.com/pages/city-of-newbraunfelsfiredepartment](http://www.facebook.com/pages/city-of-newbraunfelsfiredepartment)
- [www.firewise.org](http://www.firewise.org)

Shown below are additional areas covered under the ESC umbrella. For questions about these additional areas, send an email to: [emergency\\_services@riverchasepoa.org](mailto:emergency_services@riverchasepoa.org).

- **AirLIFE** – AirLIFE is now Air Methods Advantage, an emergency helicopter service. Air Methods is working with your River Chase Emergency Services Committee and the Canyon Lake Fire Department to recognize previously established landing zones within River Chase, with one helicopter stationed at the New Braunfels Airport. Air Methods has a discounted membership program, of which River Chase is a member.

The RC membership fee for all family members in the residence is:

- \$30 for 1 year
- \$85.50 for 3 years
- \$135 for a 5-year membership

The RC membership fee for an Individual to participate is:

- \$15 for 1 year
- \$42.75 for 3 years
- \$67.50 for a 5 year membership

Fees are subject to future changes; however, Air Methods will honor the life of your contract at the current rate. Air Methods is also honoring any membership contract purchased through AirLIFE. The answer to most questions can be found on the attached FAQ page. Also attached is a flyer and membership applications. Any other questions or help can be answered by calling 1.855.877.2518, or visiting their website at [AirMethodsAdvantage@airmethods.com](mailto:AirMethodsAdvantage@airmethods.com).

Air Methods membership representatives assured that the individual and other covered family members will not have to pay anything over and above the amount paid by their health insurance carrier for a medically-necessary transport performed by Air Methods. Uninsured individuals may purchase membership and if a medically necessary transport is performed by Air Methods, the membership fee will be deemed as payment in full for all transport charges.

➤ **ESC Firewise** – [emergency\\_services@riverchasepoa.org](mailto:emergency_services@riverchasepoa.org)

---

Due to the significant vegetation throughout our area, combined with drought and wind conditions, this committee has worked with the Texas Forest Service in making River Chase a 'Firewise Community', thereby creating a safer environment for all of us, see [www.firewise.org](http://www.firewise.org).

In case of emergency, you should know two exits from your location, and become familiar with all subdivision exits.

○ **Units 1 through 3:**

- River Chase Drive to Hwy 306 **AND** Ash Juniper to River Oaks

○ **Units 4 through 10:**

- River Chase Way to Hwy 306 **AND** Western Oaks to Hwy 306
- Knights Way to Purgatory Road
- Cambridge east, through the gated community of Havenwood. This access is normally closed to through traffic, but could be made available by the Fire Department for evacuation purposes only.

➤ **ESC Neighborhood Watch** – [emergency\\_services@riverchasepoa.org](mailto:emergency_services@riverchasepoa.org)

---

River Chase is an official Neighborhood Watch community, working in conjunction with the crime prevention officers at the Comal County Sheriff's Department. See additional information at the back of this Packet or check with your Local Emergency Services representatives for more information.

- Report any observed vandalism or suspicious activities to the **Comal County Sheriff's Department at 830-620.3400**, and use your cell phone camera to record activity.
- If life threatening, **DIAL 9-1-1**.
- Additional sources include: [www.co.comal.tx.us/so/index.htm](http://www.co.comal.tx.us/so/index.htm) and [www.facebook.com/comal-county-sheriffs-office](http://www.facebook.com/comal-county-sheriffs-office)

**Home Inspection** – You can schedule a home inspection with the Comal County Sheriff's office, free of charge, by calling 830.643.5842. The visiting deputy will observe and rate your home on its security features, and provide suggestions on improvements. This could possibly give you a reduction on your insurance rate.

**Events Committee** – [events@riverchasepoa.org](mailto:events@riverchasepoa.org)

---

The Events Committee sponsors a variety of social events each year. For event details, please check the website at [www.riverchasepoa.org](http://www.riverchasepoa.org) and the River Chase New Braunfels Facebook Forum under the *Events* and/or *Files* tabs at the top of the Forum. They are always looking for volunteers, so please contact them at your earliest convenience! Committee meetings are scheduled as needed and posted online at [www.riverchasepoa.org](http://www.riverchasepoa.org), or on the marquee's or the bulletin board that is located near RC Club House mailboxes. All property owners are welcome to attend.

The RC Gardeners' mission is to promote the knowledge and love of gardening and to inform and educate River Chase residents about gardening techniques and plants suitable to the Hill Country landscape. Programs also explore area wildlife, water conservation, landscaping, and fire prevention. The speakers are Master Gardeners, Master Naturalists and experts in their field. The club is open to all River Chase residents and there are no membership dues or fees.



Welcome new River Chase resident,

As you settle into your new home and neighborhood, River Chase Gardeners takes this opportunity to say hello.

We are a volunteer group of RC residents who work to promote the knowledge and love of gardening, and to provide education about gardening techniques, plants suitable to the Hill Country landscape and other topics related to gardening - in one way or another. You don't need to be a "gardener" to enjoy and learn from the speakers who share their knowledge with us. Popular programs have included Snakes, The Edwards Aquifer, Cacti of Central Texas, Grasses and Weeds - to Kill or Not to Kill, and Firewise Landscaping.



We present a program **in the clubhouse at 7 pm, the first Thursday of the month** - except July (we don't compete with Fireworks) and December (that's Wasselfest night downtown). And April is special; instead of a program we have a plant sale outside the clubhouse - a perfect opportunity to get some spring flowers, etc. **Everyone is always invited!** There are no dues or charges of any sort, and it's a great way to meet neighbors. You'll find programs publicized on posters, the RC website and other venues!

We hope you find River Chase a great neighborhood with lots of opportunities to get involved and have fun. We're just one of many. **Once again WELCOME!**



---

**Homeschoolers, Association of River Chase (ARCH) – Facebook**

---

The Association of River Chase Homeschoolers is an informal group of neighbors sharing experiences, resources, and fellowship. If you should have an interest in this group, please contact them on Facebook at Association of River Chase Homeschoolers (ARCH).

### **Kids Club of RC – [kids@riverchasepoa.org](mailto:kids@riverchasepoa.org)**

---

The Kids Club of RC promotes outreach to our neighborhood youth offering fun fellow-ship, encouraging community involvement, and hosts various enrichment activities. During the summer, the Kids Club holds bi-weekly story and craft times, summer reading programs, day camps, and family friendly events such as a pool party and fall family camp out. If you would like to volunteer for this club, please contact them! For upcoming events and information, please check the following venues:

- Official River Chase website at [www.riverchasepoa.org](http://www.riverchasepoa.org) and the
- Community-based blog, the *River Chase New Braunfels Facebook Forum*, under the *Events* and/or *Files* tabs.

Committee meetings are scheduled as needed at the clubhouse and posted on the website, and/or on the marquee, bulletin board and Facebook Forum. All property owners are welcome to attend.

### **Neighborhood Board (NB) – [rcneighborhoodboard@riverchasepoa.org](mailto:rcneighborhoodboard@riverchasepoa.org)**

---

The NB consists of five members, each appointed by a sitting member of the Board of Directors. They volunteer to serve as long as the Director on the Board remains on the BOD. Acting in their capacity as advocates for the homeowners they:

- Review and confirm any violations identified by either the Management Company or other POA members, attempt to resolve the violation with the affected property owner and recommend action, if any, to the Board of Directors for consideration.
- Review appeals to ACC denials of Applications for Construction, and recommend action, if any, to the Board of Directors for consideration.

### **Nominations Committee – [nominations@riverchasepoa.org](mailto:nominations@riverchasepoa.org)**

---

The Committee is responsible for identifying, recruiting, and training neighbors to perform the following services for the community:

- Stand for election as Directors and ACC members.
- Volunteer to chair Standing and Ad Hoc Committees.
- Volunteer their services as members of Standing and Ad Hoc committees.

### **Veterans Association, River Chase – [publicrelations@rcveteransassociation.org](mailto:publicrelations@rcveteransassociation.org) or [www.rcveteransassociation.org](http://www.rcveteransassociation.org)**

---

Mission Statement: Educate the River Chase community about what it means to be a Veteran, and organize Veteran events.

The group was formed in October 2015 with approval from the River Chase POA BOD. Membership is open to RC property owners who are Veterans and those who support Veterans. Annual membership is \$35.00 for two, \$20.00 single and \$15.00 for additional members. Visit our website for more information.



In 2016, the Association completed its first project with fund raising efforts to purchase a flagpole and American flag. A few months later, on Memorial Day, River Chase residents attended the ceremony where members installed the flagpole at the Clubhouse grounds. It was a proud moment for all who attended. For more details, visit our website at [www.rcveteransassociation.org](http://www.rcveteransassociation.org) and click on *Flagpole Dedication*. See additional contact information above. See meeting dates on the website or marquee.

## OTHER RIVER CHASE INFORMATION

### General Rules and Regulations

---

1. There is no hunting allowed (guns or bows) in River Chase subdivision.
2. Dogs **MUST** be on a leash at all times or be subject to County fine of \$500.
3. All roads and streets in River Chase are owned and maintained by Comal County.
4. Please follow Comal County outdoor burning rules, available at: [www.co.comal.tx.us/Fire\\_Marshal.htm](http://www.co.comal.tx.us/Fire_Marshal.htm)
5. Please observe our 30-mph speed limit to help ensure that River Chase is a safe, as well as beautiful and friendly, community.

### Comal County Lost and Found Dogs

---

Email a description and photo to:

- [ComalCountyLostAndFoundDogs@gmail.com](mailto:ComalCountyLostAndFoundDogs@gmail.com), or go to
- **Facebook, click LIKE on Comal County Lost and Found Dogs**, and post a description and photo. They network with Comal County residents to reunite pets and families.
- To avoid delays, consider adding your contact information to your dog's collar.

<b>COMAL COUNTY COMMUNITY SERVICES</b>	
<b>Comal County Services</b>	<b><i>www.co.comal.tx.us/</i></b>
Animal Control	830-608-2016
Appraisal District (property values)	830-625-8597
County Road Department (potholes/road repair)	830-608-2090
Driver's License Bureau (DPS)	830-625-0700
Environmental Health (septic issues)	830-608-2094
Motor Vehicle License Plates and Registration	830-221-1350
Precinct 4 County Commissioner	830-221-1104
Tax Assessor-Collector (county/school taxes)	830-221-1353
Visitor Center (I-35 and Sequin Avenue at exit 187)	Pick up free new-resident information
<b>Comal Independent School District Offices</b>	<b>830-221-2000</b> <b><i>www.comalisd.org</i></b>
Hoffmann Lane Elementary (Grades K-5) 4600 FM 306, New Braunfels 78132	830-221-2500
Church Hill Middle School (Grades 6 - 8) 1275 N Business 35, New Braunfels 78130	830-221-2800
Canyon High School (Grades 9 - 12) 1510 IH-35 North, New Braunfels 78130	830-221-2400
Special Education Programs	830-221-2088
Transportation Department	830-221-2055
<b>Garbage/Trash Services/Recycling</b>	
Best Waste Management, <a href="http://www.bestwasteinc.com">www.bestwasteinc.com</a> Tuesday pick-up; curbside recycling 2x monthly	830-379-8000
Progressive Waste, <a href="http://www.progressivewaste.com">www.progressivewaste.com</a> Thursday pick-up with curbside recycling	512-251-5622
Tiger Sanitation, <a href="http://www.tigersanitation.com">www.tigersanitation.com</a> Friday pick-up with curbside recycling	210-333-4287

## COMAL COUNTY COMMUNITY SERVICES

<b>Libraries</b>	
<b>City Library:</b> <ul style="list-style-type: none"> <li>• NB Public Library, 700 Common St</li> <li>• Friends of the Book Store, Used /Donated</li> </ul>	<p>830-221-4300</p> <p>830-627-7824</p>
<b>County Library:</b> Tye Preston Memorial Library, 1321 FM 2673, Canyon Lake	<p>830-964-3744</p>
<b>Mail Delivery</b>	
New Braunfels Post Office, 175 South Seguin Ave 78132; Mon - Sat. To begin delivery and receive mailbox keys, take proof of residence (i.e., utility bill or turn-on statement).	<p>830-625-7736</p> <p><a href="http://www.usps.com">www.usps.com</a></p>
<b>Newspapers</b>	
Austin American Statesman	512-445-3500
Herald-Zeitung (New Braunfels/Comal County)	830-625-9144
San Antonio Express News, Customer Service	800-456-7411
Wall Street Journal	1-800-568-7625
<b>Recycling – See Garbage/Trash Services</b>	
<b>Utilities</b>	
Direct TV (AAA discounts)	1-855-229-4388
GVTC (Guadalupe Valley Telecommunications Cooperative)	<p>830-885-4411</p> <p><a href="http://www.gvtc.com">www.gvtc.com</a></p>
NBU (New Braunfels Utilities) Water Service	<p>830-629-8400</p> <p><a href="http://www.nbutexas.com">www.nbutexas.com</a></p>
PEC (Pedernales Electric Cooperative)	<p>830-964-3346</p> <p>888-554-4732</p> <p><a href="http://www.pec.coop/">www.pec.coop/</a></p>
Spectrum (Time Warner Cable)	800-418-8848
<b>Voter Information</b>	
Precinct 404 - Official Voting Poll	<a href="http://www.co.comal.tx.us">www.co.comal.tx.us</a>
Comal County Voter Registrar	830-221-1352