

# THE HOA EXPRESS

July 1, 2009

## HOA Board Members

### President:

Antony Barrios  
3520 Hamilton Place

### Vice President:

Rob Chinnock  
3504 Sherman Dr.

### Secretary:

Judi Jones  
3524 Hamilton Place

### Treasurer:

D. Raymond Ellis  
3524 Saratoga Place

### Member-At-Large:

Elby Jones  
3524 Hamilton Place

## ACC Members

### Jody Lopez

3577 Peachtree Lane

### Hannelore Hills

3532 Hamilton Place

### Robert "Woody" Woodfork

3500 Saratoga Place

### Ray York

3572 Peachtree Lane

## Management Company

### Pro-Comm

### Diane Munoz

300 East Sonterra Blvd  
Suite 350  
San Antonio, TX 78258  
(210) 545-1888 Ext 223

## CLEAN AND GREEN

The new HOA board recently took office and found themselves looking for a "catch phrase" to use to identify their vision. In all cases, the board was in agreement about the need to improve the looks of the subdivision, both from the outside and the inside. The phrase of "Clean and Green" seemed to fit the need. Several of our recommendations are contained in later portions of this newsletter, but the prime reasons are to enhance the appearance of the subdivision and increase our home's value when it comes time to sale. It is fully understand it is currently a "buyers" market, but we are extremely fortunate by living in the

San Antonio area that the market value has not declined like in other states or even in other parts of Texas. We need to make sure we do our part to avoid degrading the appearance of the subdivision.

As a part of our vision, we wish to solicit support from homeowners to perform community projects. Periodically, we will ask for homeowners to help fix up the subdivision in various areas. This will not only instill one's pride in the subdivision, but also save us money in providing the manpower. We have one such project identified in this newsletter.

We are asking all homeowners to identify ways how we can save our energy, water, and keep more money in the bank. It is fully understood that many of the "green" projects are expensive and require funding "upfront"; however, these type of projects will save us money in the future.

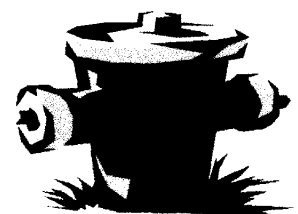


## UPDATED FIRE HYDRANTS

Did you notice all the fire hydrants in the subdivision recently received a new coat of paint? Thanks to a suggestion made by John Ostrowski, the board asked the City of Schertz for assistance. The City of Schertz very kindly provided all the paint and brushes for the project.

John volunteered his time to clean and prime the hydrants and Elby Jones painted them. John added a special touch by placing reflector tape around them. A special thanks to Alan Beardsley for continually taking care of the hydrant in his front yard. Thanks

to all of them for making our subdivision look better.



## SPRING BROUGHT LANDSCAPE WORK

With all the warm weather and May rains a lot of home owners have been cleaning up their lawns, planting new flowers/scrubs, and adding landscaping bricks to their yards. In driving around the sub-division we are seeing a lot of great looking yards, which means a lot of sweat and time went into making them a pride of the neighborhood. We salute everyone who really who have taken time from their busy schedules to make the sub-division look better.

Now that you have spent all this time on your landscapes, don't



forget to keep them looking great. It doesn't take a lot of time every week to pull a few weeds and clean up the spent flowers. Just remember that early morning or late evening is the best time to do your gardening, especially during our hot days.

If you are interested in making your landscapes look better, look at what the other homeowners have done and see if some of their ideas would work in your yard. There are a lot of books in various stores to assist you in landscape design, especially one that doesn't take a lot of time to maintain.

## CITY OF SCHERTZ VS CAROLINA CROSSING SOUTH

The Carolina Crossing South subdivision is not annexed as part of the City of Schertz. Therefore, a lot of services offered to other areas in the city do not apply to us. Below are several city services that immediately come to mind:

- Street cleaning
- Road repairs
- Sidewalk/driveway re-

pairs

- Street sign maintenance
- Curb repair

You may be asking yourself — what does this mean to me?

Street cleaning — When you mow your yard, it is your responsibility to sweep all the grass from your curb and the street in front of your

house.

Road repairs — These are HOA funded from your quarterly dues on an as needed basis.

Sidewalk/driveway repairs — This is also homeowner responsibility.

Street sign maintenance — HOA responsibility

Curb repair — Same as road repairs. HOA funded.

## SIDEWALK/CURB/DRIVEWAY MAINTENANCE

The first look of an area is always a lasting look! When anybody new drives into our subdivision we need to ensure they leave with a good impression of how our area is being maintained. Mowing your yard and trimming the edges is only a portion of what needs to be accomplished to set the exam-

ple. Remember all those weeds coming up between the asphalt and curb are also your responsibility to remove.

Everyone who owns a home knows that grass and weeds just love cracks in the sidewalk and driveway. Even though you are unable

to grow grass in certain areas of your yard, grass and weeds will always find a way to look very green coming up through a crack in the concrete and the asphalt. A spray bottle of weed/grass killer can be your best friend in these cases.

## UPCOMING SUBDIVISION PROJECT

We are extremely lucky our subdivision is small as the number of self-help projects are also small in numbers. While the recent repainting of fire hydrants was a project to be accomplished by only two people, our next project is going to require more people and more time. Those of you who walk around the subdivision should immediately take note of the drainage ditch at the end of Peachtree and Piedmont. It has been over 12 years since this area was built by Continental and the area is really showing its age! Those railings over the ditch used to be all silver and the posts were

silver and black. Now it is hard to really tell the color.

We are proposing the next project be the refurbishing of the drainage ditch area including the railings and posts. It is going to take a lot of sanding of the railings to remove the rust, complete priming of all the metal, and finally a good coat of silver paint. The posts will need to be painted silver and then trimmed in black to meet code.

We would like a member of the community to volunteer to head up this project team. This person would be responsible to obtain

volunteers to participate as well as provide the HOA Board a listing of items they will need to complete the project. The HOA will purchase all the items for the project. You can also count on several board members being part of the volunteer core for the project.

If you are interested in being the project chairperson or a volunteer, contact one of the HOA Board members.

## TREES INSIDE THE SUBDIVISION

We all love trees and we just love how they enhance our landscape and provide us a lot of shade in the summer. However, trees can be a source of headaches (literally) and be emotionally upsetting to the homeowner when they get a letter from either the City of Schertz or Pro-Comm identifying a tree limb needing to be cut since it is overhanging a sidewalk or even

the road. In both cases we are talking about a code violation which must be taken care very quickly or a fine may result from the City of Schertz.

We all need to take a periodical look at our trees to determine if they are or will be impeding personnel from safely using the sidewalks. It is the homeowners responsibility to trim the branches

so we can walk safely under them. Our biggest concern are the homes that have their backyards on either Schertz Parkway, Savannah Drive, or Englewood Drive. These are the locations where the City of Schertz can cite you in a code violation. Just remember to cut them in the spring and you shouldn't have to worry about them for one year.

## WHAT HAS YOUR HOA BOARD BEEN DOING?

Your HOA board has been busy since the election. Two major tasks confronting the new board was to obtain warranty work on the fence and improve the landscaping at the entrance of the subdivision.

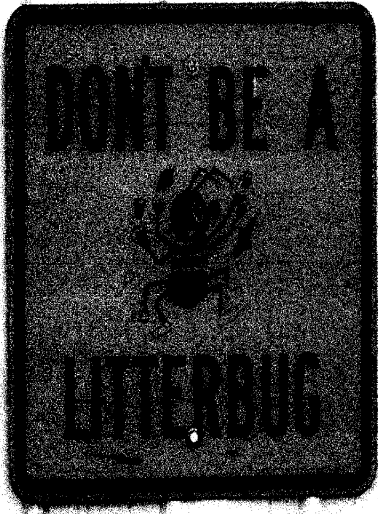
We have succeeded in obtaining warranty work on the fencing which

will be completed by the end of June. At the same time we will also see work being performed on the entrance/exit gate to get rid of some rust and touch-up the paint in spots.

Updated landscaping was completed in mid-June as we removed

tree from the middle island as well as planting a new shrub where the tree stump was located behind the billboard. Additionally, the drainage ditch was recently cleaned to ensure we don't have a backup of water — if it ever rains!

## LITTER IS GETTING OUT OF HAND



This is getting to be a problem both inside and outside of the subdivision. On any given day you can look on our streets and see litter. We are not just talking about the common cigarettes, but cans, bottles, candy wrappers, etc. Take a look along Savannah Drive every morning and you may need a trash bag just to pick up all the garbage thrown by people or being blown out of trucks. Picking up the trash inside and outside of the sub-division is a very thankless job. However, you do get a great feeling knowing the community looks a lot better for what we have done. It is always amazing how long a drink can will remain along the curb before someone will reach down and pick it up! If you are walking around the area — take a little time and pick up that piece of trash.

## DRAINAGE DITCH AREAS

1. Once again we need all residents to remind their children to not play in or around the drainage ditch. The ditch is not a playground and for our children's safety we need to ask them to stay out of the ditch. While we haven't had a lot of rain-fall in past years, it doesn't mean it won't rain again and cause a strong water flow in the ditch area. If any children are in the area they could be severely hurt.

2. The drainage ditch has been cleaned out and for the first time in many years it is empty. We need to keep it this way as much as possible. While the HOA Board will periodically check and clean the area, we need all homeowners assistance to ensure water can flow without obstructions. Just remember that all water flows into the ditch from all streets in the subdivision. Below are several ways to help keep

Keep your curb area clean. Any rubbish in the curbs will end up in the ditch when it rains.

Limit the excessive water flow from washing vehicles. The hose water will pick up anything in the curbs.

Don't use the drainage ditch as a garbage dump

Keep your limbs and leaves raked up in your yards.

## THINGS TO THINK ABOUT

1. Wouldn't it be great to have a welcome sign at the main entrance to match the one they have across the street? Then we can get rid of those two sign posts in the small island.

2. What about just planting perennials in the flower beds instead

of the annuals?

3. Anybody have issues with those tiny, short road signs we have in the subdivision?

4. Anybody interested in a "Adopt a Flowerbed" program for the entrance area?

Got any other ideas you would like the board to consider — contact Elby at [elby.jones@sbcglobal.net](mailto:elby.jones@sbcglobal.net)

## CAROLINA CROSSING SOUTH YOUTH

Within our sub-division we have a lot of families with school age children. We would like to time and focus on the youth of our community.

Our youth face a lot of challenges just by living in this sub-division, especially during the summer months. If they are not old enough to drive a car, they are basically left to find something to do with their friends or ask their parents to take them somewhere to have fun! Since our sub-division is small, the builders were unable to allocate space in either Carolina Crossing for a

community park that could have included a pool, playground, and a basketball court. Therefore, our youth need to find their own form of recreation. Our youth just can't sleep and play video games all day — can they??

Many of our youth may be at the age where they need to start working on statements to put on a resume to show community involvement. We may also have some youth in scout programs or a church sponsored club where they can earn a badge for community involvement.

If your children are looking to be involved in the community, we are always looking for volunteers to help distribute newsletters and flyers. They can also look at the upcoming project at the drainage ditch as a way to help the community.

Contact one of the HOA board members for additional information.

## SCHERTZ WATER CONSERVATION

The City of Schertz issued a notice on Jun 17 concerning water conservation. Their notice stated:

“Schertz receives its water from the Carrizo Aquifer, not through the Edwards Aquifer Authority. The Carrizo Aquifer is NOT under Stage 1, 2, 3, or 4 restrictions. Schertz promotes a year-round water conservation plan, the rules are as follows:

1—Year round outdoor sprinkler watering is prohibited between 10 AM and 8 PM daily. The use of a handheld hose or other handheld device or a drip irrigation system can be used at any time.

2 — If shall be a violation if a person or customer allows water to run off into a non-pervious ditch, or fails to repair a controllable leak.

3 — All persons are urged not to waste water.

As this dry season continues, be prepared for restrictions to be place. Be water-wise.”