

THE HOA EXPRESS

March 13, 2011

HOA Board Members

President:

Elby Jones
3524 Hamilton Place

Vice President:

Pete Reis
3540 Piedmont Place

Secretary:

Judi Jones
3524 Hamilton Place

Treasurer:

Don Kraft
3588 Peachtree Lane

Member-At-Large:

Tom Doskal
3532 Piedmont Place

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3532 Hamilton Place

Robert "Woody" Woodfork

3500 Saratoga Place

Ray York

3572 Peachtree Lane

"Jake" Jacobs

3500 Hamilton Place

UPDATED HOA BYLAWS

Management Company

Pro-Comm

Diane Munoz

300 East Sonterra Blvd

Suite 350

San Antonio, TX 78258

(210) 545-1888 Ext 223

Mark March 23rd on your calendar. On this date we will have a Town Hall meeting at the Schertz Library at 6:30 to discuss and vote on the updated HOA Bylaws. You probably are asking yourself "Why do we need to update the Bylaws?". If you have read the Bylaws you will notice they were written by Continental Homes (our builder) to fill a requirement for the HOA, of which they ran until all the houses were built and sold. The Bylaws were in need of rewriting to bring them into the 21st Century and make them applicable to how the HOA is currently structured and managed. We used time-tested Bylaws from other HOA's to help us create the updated version. These Bylaws are currently undergoing scrutiny by a lawyer to ensure we have all the correct words to make the document legally binding. Unlike our other HOA documents which require 70% - 90% approval by all homeowners, the Bylaws only require approval by a majority of homeowners in attendance at the meeting, as long as the quorum requirement is met. So, plan on attending the meeting and vote.

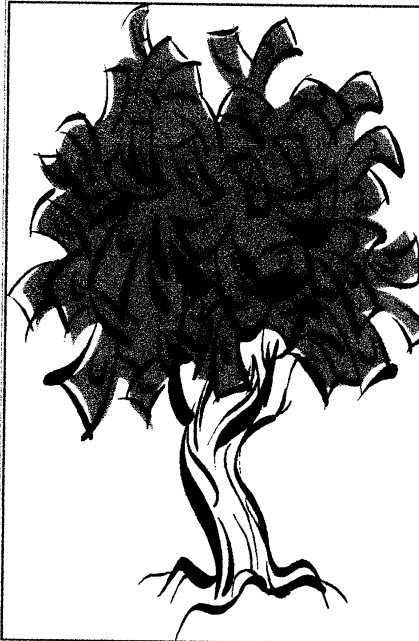
WELCOME SPRING!!

Spring is just around the corner — so they say!! It is time for homeowners to start making a list of items needing to be repaired, replaced, or added to their property. Most of our houses are 13 years old and probably many things are in need of updating. Maybe your privacy fence is getting old and needs to be replaced, a house may be in need of caulking and repainting, or you need to relook at replacing some of your landscaping. The appearance of your home will benefit not only yourself, but the entire subdivision.

TREES

We all love trees and 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 homeowner's responsibility to trim the



branches so we can walk safely under them. Our biggest concern is the homes with 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 prune them in the spring and you shouldn't have to worrying about them until the next year. City code requires a minimum clearance from the street surface of 15 feet and a minimum clearance of 8 feet over the sidewalks.

GATE CLICKERS

Acquisition of clickers to open the gates continue to be an issue for new and current homeowners/renters. We are hearing where homeowners are failing to leave the clickers with the realtors when they sell or rent the home. This leaves the new home occupants wondering how they can get into the subdivision. The two prime local vendors for buying the clickers are listed below. Please note the prices are current as of February 28th, 2011. All clickers must be compatible with the Elite chain gate opener. The current model is a DT418 Elite. The remotes must operate on 418 MHZ. Prior to using the new clickers you must contact ProComm at (210)545-1888 to have your clicker programmed for the gate.

Tex Door – (210)657-2978 -- \$36.00 each

Access Control – (210) 545-6767 -- \$26.00 each

Other options include ordering them on-line from:

www.garagedooropeners.com/elite.html -- \$28.00

www.amazon.com -- \$22.00

www.accesstransmitters.com -- \$32.75

www.gateequipment.com -- \$26.00

www.ebay.com -- \$18.99

www.aaaremototes.com \$28.00

HOME IMPROVEMENT PROJECTS

Got a few home improvement projects on your mind for this spring? Please ensure you adhere to the Declaration of Use Restrictions for the subdivision. Check with an ACC member to make sure you don't need to first submit a request for approval. If you decide the project is beyond your capabilities and you will be contracting out the work, we need to remind you about the requirement concerning posting of signs in the yard. Should your contractor decide to insist on a little free advertisement by posting a sign in your front yard — let them know it is against the HOA Declarations. Good luck with all your projects!

HOA UPCOMING PROJECTS

- 1 — A new subdivision welcome sign has been procured and will soon be installed at the front entrance. This sign is identical to the one across the street for our sister subdivision. (To be completed on March 14th)
 - 2 — All existing sign posts, except the STOP signs, will be removed throughout the subdivision and at the entrance. (Completed March 8th)
 - 3 — All STOP sign posts will be replaced with posts of legal height and new STOP signs installed. (Completed March 11th)
 - 4 — Complete the fence staining at the entrance.
 - 5 — Upgrade the soil in the entrance middle island to see if we can get flowers to grow better. (Completed March 6th)
 - 6 — Install new grass sod at several areas around the entrance.
 - 7 — Fix/replace the landscape edging around the entrance.
 - 8 — Install new landscaping feature along Savannah Drive where we removed the Hackberry tree.
- HOA self-help projects will be announced via a sign at the exit gate.

ANNUAL CITY OF SCHERTZ SPRING CLEAN UP

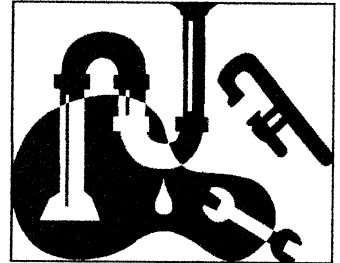
Once again it is time to clean out the garage or the back yard. The Annual City of Schertz Spring Clean up continues through the 20th of March. Items, including brush and large tree limbs, can be dropped off at the Bexar Waste Site free of charge to residents of Schertz. Drops off can be made at 2221 FM 3009 (Near Live Oak Road) between 8 AM and 6 PM daily. When dropping off items, ensure you have a water bill or tax statement to show you live in Schertz. Specific information concerning what can and what cannot be dropped off can be viewed at the City of Schertz web site: http://www.schertz.com/d_news_releases_detail.php?nID=196.

HOA GARAGE SALE

We will be holding a HOA Garage Sale during the month of May. The exact date and contact information will be publicized later.

HOUSE WATER LINES

We have heard where at least three different homes have found themselves in deep water and the costly cleanup, as well as replacement of carpet and wall molding. The problems seem to be coming from the bathrooms or kitchen in the house where the original flexible hoses from the water valves to the sinks or toilets have suddenly broken. To avoid this situation from happening again, take a little time and look at all your water hoses for possible leaks or softening. If they look bad, replace them. Hoses are much cheaper than removing water and repairing the house.

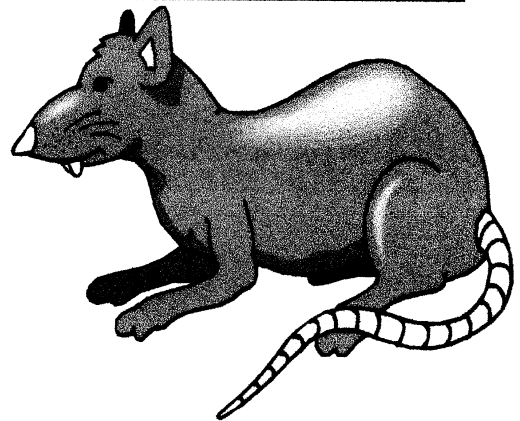


CAROLINA CROSSING SOUTH HOA WEB SITE

Our web site was created earlier this year and contains a lot of information you need as homeowners or renters. Copies of all newsletters and HOA board meetings are posted to the site, as well as all the legal documents you signed for when you bought your house. Check out the special page "HOA HOT ITEMS" that is updated frequently to identify important items going on in your community. You can access the web site by typing www.mycshoa.org.

RAT INFESTATIONS

RATS! Just the word that many don't want to hear! However, we have several residents having a severe problem with rats in their attics and running along the fence lines. One home owner indicates he has killed 19 in his attic and they are still coming. We have requested the City of Schertz's assistance in this matter to help the owners identify where the rats might be nesting. Rat infestation is a health issue and therefore, a City of Schertz code violation. All home owners need to look in their yards for possible areas where rats might be nesting. Common places are piles of junk, old wood piles, and storage sheds. If you don't have any pets, use rat poison to rid the varmints. If you have pets, then we would recommend you contact a good pest control company for assistance. Thank you.



DOG NUISANCES

Carolina Crossing South Declaration of Use Restrictions, Article XVI. Pets indicates all home owners must prevent animals from running loose or becoming a nuisance to the other residents. We are continuing to hear about complaints where dogs are being a nuisance to other home owners when the dogs are constantly barking at just about anything and creating a disturbance. It is the home owners responsibility to maintain control over their pets. The City of Schertz city code on Noise goes further by stating "The keeping of any animal or bird which by causing frequent or long-continued noise shall disturb the comfort and repose of any person of ordinary sensibilities in the immediate vicinity." Home owners having problems with neighborhood pets in making too much noise need to contact the owners first for help. If the problem still persists, contact Animal Control at 619-1550 or even the City of Schertz Police Department for assistance. A final action would be to file a formal complaint with the municipal court directly.

