

THE HOA EXPRESS

September 22, 2010

HOA Board Members

President:

Elby Jones
3524 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:

Don Kraft
3588 Peachtree Lane

ACC Members

Jody Lopez

3577 Peachtree Lane

Hannelore Hills

3532 Hamilton Place

Robert "Woody" Woodfork

3500 Saratoga Place

Ray York

3572 Peachtree Lane

"Jake" Jacobs

3500 Hamilton Place

Management Company

Pro-Comm

Diane Munoz

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

FALL GARAGE SALE!

Is your back yard, garage, attic, and storage area getting so full that you are running out of places to store unwanted items? Well, it is time to think about selling them at our Fall Garage Sale. Our garage sale will be October 16th from 8 AM – 1 PM. If you are interested in participating, please contact Judi Jones at 945-0578 or judilynn.jones@sbcglobal.net so we can include your house on the list. Price will depend on the number of houses included, but no more than \$5.00 per house. Contact her no later than October 10th, so we can get a final number.



ANNUAL HOA MEETING

The annual HOA meeting will be held on October 20th at the Schertz Library meeting room. All homeowners will soon be receiving the annual meeting package in the mail with all the information. Remember everyone is invited to attend this meeting and we would like to fill up the room at the library. Of special note is only home owners can participate in the voting and hold office on the board or be a member of the ACC.

CITY OF SCHERTZ FALL CLEAN-UP

The City of Schertz Fall Clean-up is scheduled for October 9 – 24. Drop offs may be made at Bexar Waste's temporary collection point, 2221 F.M. 3009 (Near Live Oak Road) between 8 a.m. and 6 p.m. daily. Please remember during the two-week clean up, Bexar Waste will pick up household waste (for a fee, prices determined by Bexar Waste) not covered under their normal collection service, such as lumber and general trash as well as major appliances and furniture. If you have questions regarding the details, please call Bexar Waste (210-566-5454).

Schertz Public Works provides year-round curbside chipping service of brush and tree limbs on Fridays for a fee of \$25 per half hour. To make an appointment for brush and tree limb chipping service, call Public Works (210-619-1800). Chipping will be scheduled as first come, first served. Again, you must call and make an appointment. Please note: Bexar Waste picks up small bundles of brush and tree limbs (maximum length of 4 feet and maximum total weight of 50 pounds) with normal trash pick-up with-

out any additional charges.

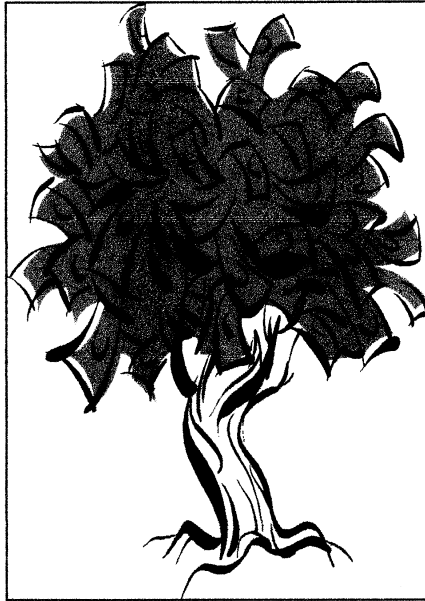
Complete information on this fall clean-up can be found in the monthly Schertz magazine you received in the mail or on-line at Schertz.com.



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



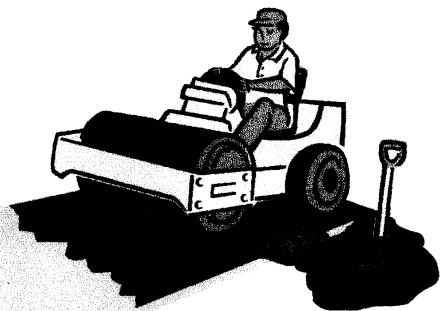
using the sidewalks. It is the home owner's responsibility to trim the branches so we can walk safely under them. Our biggest concern is the homes with backyards on either Schertz Parkway, Savannah Drive, or Englewood Drive. These are the locations where the City of Schertz can cite you in a code violation. 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.

ROAD COATING

Our road coating was successful, as it really improved the looks of our streets in the community. A very big "THANK YOU" goes out to all the homeowners who assisted in locating owners of parked vehicles. Without their help in waking up people at 8 AM on Friday and Saturday could have resulted in a few vehicles being towed away. The streets looked even better after the first heavy rain washed away all the stains from homeowners clean-

ing their driveways. The whole contract went without a hitch – well almost! First the rain delay, then the removal of the barricades to allow a Pizza to be delivered on Friday night, and finally who can forget the individual who moved the barricades to go storming on the streets in their pickup! The supervisor of the workers from Wheeler Coating told the board our sub-division was the easiest one they have done in a long time. Our homeowners really made

their job easier with all our cooperation.

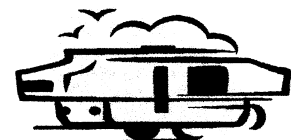


PARKING OF BOATS, RV, AND CAMPERS

During the year, we have a lot of issues concerning the parking of boats, RVs, and campers in driveways or at curbs. The Bylaws for the sub-division state the vehicles will not be parked in the driveway or at the curb at all. No specific time limits are mentioned. In order to simplify the situation, the HOA Board developed the following policy. "Homeowners/renters will be

permitted to park their boat, RV, and campers in their driveway or along the curb for no more than 48 hours. Parking the vehicle along the curb must not impede other homeowners/renters from accessing their driveway/designated curb area or creating a traffic hazard for other drivers. The 48 hour rule is to be imposed only when the vehicle is stationary for the purpose of loading or cleaning. If

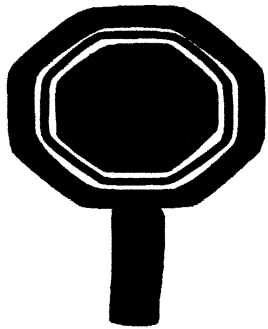
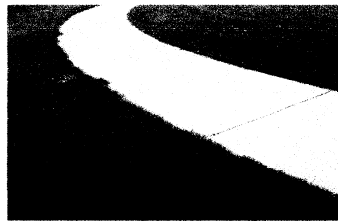
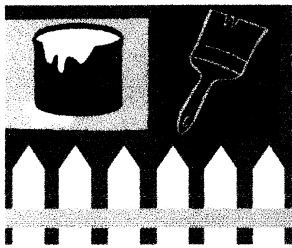
the homeowners/renters need additional time to park their vehicle they need to coordinate with a member of the board or ProComm. This will avoid the need for a violation letter from ProComm."



ARCHITECTURE CONTROL COMMITTEE (ACC) ITEMS

An area of concern to the board is the absence of a visible data base of all transactions either approved or disapproved by the ACC since conception of this sub-division. Record maintenance laws require all documents to be maintained on file by the ACC for the life of the sub-division. Our intent at this time is to gather all documents, create a data base, and make it visible to all residents. Once created, it will be posted on our web site for easy access by all residents. We know over time not everyone has submitted the required documentation for items requiring ACC action. Reasons include "I forgot" or "I didn't know ACC approval was required!" Hopefully, in the very near future all residents will be able to take the time to process documents to make all ACC approved requirements legal. A lot of items will have to be "grandfathered".

HOA SELF-HELP PROJECTS



Once again we are looking for a few volunteers to help us out. We have the following upcoming projects and will need assistance. If are interested in participating, please let one of the board member know.

Fence staining – an area inside the subdivision along Peachtree needs to be touched up as well as several areas along Savannah Drive. (End of Sept/First of Oct)

Laying Grass Sod – in early spring we will need to ay down sod in several areas in the front entrance and along Savannah Drive.

Install new road signs inside the subdivision – as we as get the funding approved this project will be accomplished.

VOLUNTEER APPRECIATION

A very big "THANK YOU" to Ray York who volunteered to power wash all the sidewalks and curbs outside of the gates after the road coating was completed. The sidewalks really looked fantastic after his work. We believe this was the first time they have been really cleaned. Another "THANK YOU" goes to Charles Howell, who power washed the east sidewalks inside of the gates. You both really made our community look a lot better!

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.



Additionally, we just added a 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.myccshoa.org.

TOWN HALL MEETINGS

The board was expecting more participation at the recent Town Hall Meeting, but those attending were able to participate in all the discussions and bring up items of the concern to the board. We will continue to hold these meeting every six months. While a lot of the items discussed during the meeting are addressed in this newsletter, some of the other topics identify by residents or the board included:

Entrance Gate Clickers. Discussion over where to get the clickers, how to get them programmed, and how many of our residents currently need the clickers. We are including a flyer from Pro-Comm identifying the answers to the questions. A copy of the flyer is also available on our web site. The cost of buying the clickers is high – we are interested in knowing how many residents need a clicker to determine if maybe we can negotiate a better price based upon quantity. If you need clickers, provide your name, address, and quantity to Elby Jones at elby.jones@sbcglobal.net or give him a call at 945-0578.

Speeding by school buses in the sub-division. Drivers of bus #37 and #39 were contacted and told about the need for them to comply with the 15 MPH speed limit. If you feel any of our school district buses are speeding in our area, please obtain the bus number and call the SCUCISD Transportation Office at 210-945-6224 to report the incident.

NO OUTLET Sign. A long standing need is to identify to our sub-division visitors that our streets are not a short-cut to Ashley Place. We asked the City of Schertz to provide and install a NO OUTLET sign at the entrance. The sign was installed on September 16th.

House numbers on curbs. The City of Schertz recently passed a new city ordinance to standardize the painting of house numbers on curbs. This ordinance is currently posted on our web site. All curb signs must meet the requirements of the ordinance which is very specific concerning size, color, location, and the need for reflective paint. The reflective paint is necessary for easily identification by emergency vehicles after dark. The city is also requiring a permit be issued, with a fee, to allow the street numbers to be painted. The city ordinance does not make it mandatory to have house numbers on the curbs. The ordinance does allow special provisions for sub-divisions to paint the house numbers. If you feel this would be good project for the subdivision, please express your opinions to a HOA Board member.

Listing of protected trees. Several residents requested information to identify what trees can be removed without mandatory replacement and what kind of trees is protected. An extract from a city document is now posted on our web site to identify all the trees.

Animal feces. This problem continues to be an issue. Take a walk around the neighborhood and see how many piles you find on our yards, especially when the resident doesn't have a dog! City code requires all pet owners to pick-up the feces and dispose of them appropriately. If you see a home owner walking their pet(s) and they don't bother to stop and pick up the feces, bring the requirement to their attention. If you don't want to confront the individual(s) directly, provide the pet owner's name to a HOA Board member.

Nuisances. Noise is considered to be a nuisance by the City of Schertz. While the code specifically identifies the hours between 10 PM and 7 AM, these hours are not all inclusive. Residents need to report to the City of Schertz Police Dept anytime they feel the peace and quiet of the neighborhood is being disturbed. Such violations as playing music or a musical instrument as to disturb the quiet or repose of persons of ordinary sensibilities in any residences. This also includes the keeping of any animal or bird that causes frequent or long-continued noise.

WHAT WOULD YOU RECOMMEND?

Once again the condition of our perimeter fence is raising its ugly head. The area of the fencing causing the most discussion is the bottom portion that gets beat up by the landscapers. Would appreciate any comments on a good course of action to fix the problem. Please remember we don't have the funds to replace the fencing with Fenccrete or another type of long-term fencing, but we need something to improve the looks. If you have any ideas, pass them on to a HOA board member or bring up the subject at our annual HOA meeting.

THEY JUST OUGHT TO KNOW BETTER!

It is absolutely amazing what people throw away. I am not talking about the weekly trash collection, but litter. While walking our dogs in the morning we are so honored to be able to pick up what other people apparently don't want! On any given day we have picked up water and energy drink bottles, soft drink cans, beer cans, beer/wine bottles (both broken and unbroken), drink cups from various fast food establishments, bags containing leftovers from fast food establishments (one even had \$2.55 in it), candy wrappers, straws, paper, plastic bags, newspapers, a drug pipe, switch blade knife, and even a metal ice scoop! The listing would not be complete without including all the "unmentionable" items that cause you to say "YUK" when you pick them up. Where do all these items come from? Well, you would like to think that most of the litter is generated by people driving by and the

wind rushes so fast through the vehicle that it sucks out all the trash onto the road! At least that is what they tell their children when they ask why a soda can just went flying by their window. Now really! Yet, other drivers will say the trash blew out of the bed of their pickup. And we all know nobody in Texas uses the bed of their trunk as a trash can!

Litter on our roads is caused by individuals walking or riding in vehicles who don't care about what our streets/roads look like, let alone the Texas law that prohibits littering. What makes matters worse are the hundreds of other Texas citizens who walk or drive by the litter and don't care either! Just take the time one day to count the number of individuals and vehicles who will pass litter in the street and just look the other way. These are our citizens who say "someone else will pick it up" and just keep on going. Kind of reminds you

of the "don't want to get involved" attitude in other big cities. It just doesn't take a lot to bend over, pick it up, take it home, and place it in a trash can.

We are not only talking about individuals littering while in vehicles, but also people walking/jogging on the streets and sidewalks who also litter. Littering is not selective to specific age groups. Littering is common from our grade school children and up. Our young school children picked up the littering habit from someone! Take a look at the walking paths children take to/from school and you will find candy wrappers, plastic bags, and cups from where they eat their snacks going to school or back home in the afternoon. Just remember we are supposed to be setting the example for our children. If they see us littering then they feel there is nothing wrong with them doing the same.

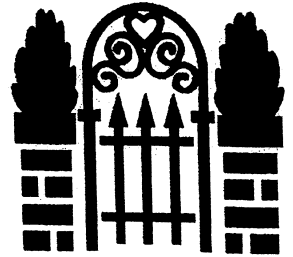


POLICE • COMMUNITY PARTNERSHIPS

OCTOBER 5, 2010

PROCOMM

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San Antonio, Texas 78258-3972
(210) 545-1888
Fax: (210) 545-1940



GATED COMMUNITY INFORMATION

PIN CODE PROGRAMMING

If yours is a gated community, please call ProComm so that we may program your gate PIN code(s). The PIN codes, once programmed, allow you to gain entry into your community. Do NOT give out your PIN code.

OBTAINING A REMOTE GATE OPENER

1. You may purchase a remote gate opener at your expense. Following are two gate companies that sell remotes:

Tex Door (210) 657-2978	Quality Fence & Gate (210) 545-6767
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2. Based on the type of controlled access gates your community has, the cost of remotes varies. Please call the gate company in advance for any information you may need about remotes. **You are solely responsible for the remote(s) you purchase. Neither ProComm nor the Association is responsible for your remotes—whether used, damaged or stolen. We have no control over the cost of remotes, nor do we warranty them.**
3. To ensure that remotes are being sold only to valid homeowners, please present this notice to the gate company representative—otherwise, they may not sell you a remote. Be prepared to show identification.
4. **IMPORTANT: AFTER YOU PURCHASE YOUR REMOTE(S), CALL PROCOMM SO THAT WE CAN PROGRAM THE REMOTE(S) INTO YOUR ASSOCIATION'S GATE SYSTEM.** Until then, the remote(s) will not work.
5. Do not leave your remote in plain view inside your vehicle—especially inside an unlocked vehicle. This is all a burglar needs to gain access into your home via your garage! Most stolen remotes are used repeatedly by a burglar to gain access into your community.
6. **In the event your remote is lost or stolen, it is important that you call ProComm immediately so that we can delete the remote's code from the system. This prevents the lost or stolen remote from being used by a non-resident to gain access into your community.**

NOTICE TO GATE COMPANY: Based on closing documents ProComm received from a title company, this individual was provided a Welcome Package that included this gate information notice. To the best of our knowledge, the individual is a new homeowner in a gated community managed by ProComm.