



Royal Ridge Recorder



Volume XXV, Number 1

January-February 2017

<NOTE: The due date for news & ads for the next issue is Wednesday, February 22, 2017>

ROYAL RIDGE NEIGHBORHOOD ASSOCIATION

Lee Mays, President, 967-6501

Email: mays7772@gmail.com

Website: www.royalridgesa.org

I hope you all had great holidays, and are looking forward to the New Year. We and our community are fortunate to live in this exciting time.

One of the issues that came up in 2016 concerns the neighbors that we each have and our restrictive covenants. Our restrictive covenants are not only for the benefit of our community, but for each of us personally.



Covenants

As an example, our restrictive covenants require approval of the architectural control committee before we make external modifications to our property. The City of San Antonio may require permits for either external changes or internal changes to

our homes. Both the city permitting process and the architectural control committees may protect us from ourselves.

Water heater installation requires city approval via a permit. It is an area in which we can request an inspection after a new water heater is installed. I recommend the inspection because I experienced a problem with a water heater installation.

Water heaters have a valve on the top that releases pressure if the water over heats. Plumbing installers attach a copper line from the valve to direct the overheated water to a drain or other spot where it will do no damage.

I did not know that a discharge line that is too small can lead to the same disastrous consequences as completely blocking the pressure relief valve. I

was fortunate not to experience it, but a blocked pressure relief valve can result in an explosion that can level a house. It is why we have a city plumbing code, licensing for plumbers and city plumbing inspectors.

Some issues are left for us to manage. Have you replaced your smoke alarm batteries within the last six months? Do we ask tree trimmers to paint cuts that remove unwanted branches? We do not want to cause oak wilt that will devastate the trees in Royal Ridge.

Another Royal Ridge requirement is for maintenance of landscaping. An owner may not recognize that landscaping changes may directly result in problems for their neighbors, and indirectly result in problems for themselves. The architectural control committee may recognize and help prevent problems before they arise.

We live close together and changes in landscaping may cause changes in water flow during rains. If you cause the change in water flow and there is a problem, you are responsible. It is much better to anticipate a problem and, either avoid it completely by not making the change, or to make the changes needed to handle the diverted water.

If you have issues with a neighbor, please talk to them. They may not know about the requirement to maintain sidewalks, or maintain specific sidewalk and alleyway vegetation clearances. We try to protect both the rights of property owners and our community rights.

We are fortunate to have experienced volunteers in many of our architectural control committees. The committee member may be able to warn you about a problem. Even if the committee denies your request for a change, it may be in your best interest as well as in the best interests of our community.

If we remember the golden rule, our Boards will not have to address issues like neighbors dumping tree trimmings over the fence into another neighbor's yard.

I encourage you to ask. The members of our architectural control committees and our Boards members much prefer to educate and help you in achieving mutually agreeable decisions. While we will, and do, deal with complaints after-the-fact, it is not the preferred part of our duties.



ROYAL RIDGE CITIZENS ON PATROL

Bob Robbins, Coordinator, 655-4226

Email: rrcop@att.net

A belated Happy New Year to all our Royal Ridge neighbors. Here is hoping y'all had a very Merry Christmas and are on your way to a wondrous new year.

A big thank you to each of our Royal Ridge Citizens on Patrol (RR COP) members for their commitment and contributions to our safety and security efforts throughout the past year. We continue to patrol RR streets and alleys roughly two hours a day every day of the year. Several members patrol twice each month and some three times. We truly appreciate everyone's efforts and especially those who go above and beyond.

I want to offer a special thanks to Officer Jason Reno, our San Antonio Police Department (SAPD) San Antonio Fear Free Environmental (SAFE)/Community Policing Officer. **Officer Reno** has quietly yet aggressively addressed continuing and emerging police matters in our neighborhoods, some mundane and others more serious, many on his own and others at our request, efficiently and effectively. We appreciate his efforts on our behalf as well as those of his fellow officers. Thanks SAPD for helping us keep RR an attractive place to live.

Still, we need help. RR COP membership is low and we can really use more help. Please consider joining RR COP and attend the **SAPD COP Training** to get started. The January class will have been conducted by the time you read this. The next class is **Monday, February 6** from **6-10 PM** followed by a **Saturday, March 11** from **9 AM - 1 PM**. The classes are held the North Patrol Substation, 13030 Jones Maltsberger. One 4-hour class is all that is required and entitles you to a ride-along with a patrol officer arranged at a mutually agreeable later time. Give Officer McDonald a call at 207-6086 and let him know you will attend for planning purposes. Or email him at james.mcdonald@sanantonio.gov.

You've read it here before and in our emails. Report any and all suspicious persons, vehicles and activities to the SAPD on their non-emergency number, 207-SAPD (207-7273) at the time you observe it. Certainly report all crimes regardless of whether or not you think the SAPD can do anything about it or might be concerned with more important matters. Knowing the extent and nature of all crimes allows us to be more aware and more vigilant. It allows the SAPD to allocate the proper resources to problem areas. You can report all crimes using the non-emergency number above or on-line at <http://www.sanantonio.gov/SAPD/File-Electronic-Report>.

Thanks for your attention, interest and support—

and for getting involved either by attending a training class, joining RR COP or just making the appropriate calls. The RR community will benefit from your involvement. We need and will appreciate your help. Again, Happy New Year!

A HELPFUL NOTE FROM THE EDITOR

Gary H. Harmon Jr., Editor, 884-6926

Email: gharmon@idworld.net

Some helpful tips for the homeowner: Weeds are planning their attack for the spring. After a winter rest they are ready to attack. Plan to pull and/or spray them with weed killer in the front yard, back yard, and alleys. Mowing or cutting them back with a weed eater is not the solution. It may look better for a short time but the roots are still there. Mow and trim the grass but not the weeds.

Shrub and tree trimming are always necessary. Home owners need to make sure their plants and trees are not infringing on their neighbor's house or property.

Check your security lights for proper operation. Do not assume yours is working - have you checked it lately? They are the best deterrent to unwanted visitors. Don't find out the hard way.

Trash Bins should be hidden/put away when not in use. Otherwise, your neighbor has to navigate their car around them and also view your trash can on a daily basis. It is a potential safety hazard to leave your bin in the street and alleys.

Nextdoor.com is a useful website for community members to communicate on safety, advice, theft, upcoming events, sale items, lost and found, good or bad contractors, etc. Royal Ridge and the immediate surrounding area has a new group set up on Nextdoor.com which provides email notifications. I find it easy to use and very informative.

Before Christmas I found several pieces of mail dumped or dropped in the alley between Royal Ridge Drive and Archwood. None had been opened and I returned it to the addressee. Check your mail early and often to avoid mail theft.

Best wishes for 2017 to all of you!

MONTHLY SOCIALS

Bonnie Hopkins, 650-0852

Email: bhopkins9@satx.rr.com

The next **Socials** will be **Friday, January 27** and **Friday, February 24** at **5:30 PM** held at the RRRC Clubhouse. All adult members of the RRRC are welcome. Visitors are welcome to come and see if they are interested in joining the RRRC. Drinks are provided for a small donation and people are asked to bring finger foods to share. Hope to see you there!



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Stephen Burkett, RR Resident
sburkett89@hotmail.com

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ROYAL RIDGE RECREATIONAL CLUB

Diane Luna, President, 393-6976

Website: rrrccclub.org

Facebook.com/royalridgerecreationalclub

A YEAR IN REVIEW. Happy New Year - Hope everyone's holiday season was one filled with joy and cherished memories.

We continued tradition and started 2017 off with the infamous Polar Bear Plunge on New Year's Day. Tamales and chili have become tradition for this event. What a better way to start the New Year than with good food and good company. We had a total of five young brave souls who dared to take the plunge. The outside temperature was in the 70's compared to the water temp being in the 50's. This was indeed transparent on the faces of our takers as they hit the water.

On Saturday, December 17 we hosted our Polar Express themed family event. We had arts/crafts, cookie decorating and of course, the showing of the "Polar Express" movie included with a Believe bell. Unfortunately, attendance was low and perhaps we need to consider redirecting our efforts on this event going forward.

At the time of submission of our last article, the annual Halloween Boo Bash had not yet taken place. It took place on Saturday, October 29, 2016. This event had the BEST attendance EVER!! We had A LOT of families taking advantage of our annual Egg Hunt along with arts/crafts and Halloween Bingo. We ended the evening with the showing of the movie, "Goosebumps". We indeed look forward to continuing this annual event in 2017.

Looking back on 2016, we continued with our struggle of membership and lack of volunteers. We lost the presence of two very dedicated board members, **Debbie Kennedy** and **Brenda Littleton**. These two individuals gave more than their time on the Board by making themselves available with events, pool coverage, clubhouse maintenance and anything that was needed at a moment's notice. We will remain forever grateful and indebted to their dedication towards the survival of our facilities.

Help us start 2017 on a positive note by becoming a volunteer to help offset our operating costs as well as continue to offer events to the community. An hour a month goes a long way. With the departure of Debbie Kennedy, we are in need of a Volunteer Coordinator. Volunteer Days are held on the last Saturday of the month between October and May. No special skills are required. We rely heavily on our volunteers for the upkeep of our facilities. Please contact me on my cell at 393-6976 with any questions and/or concerns.

On the opposite spectrum, we gained four new Board members, **John Alvarez**, new Vice-President

(VP) and **Pam Carlton**, new Secretary along with **Loretta Camp** and **Dixie Weese**. They are ALL full of ideas and ready to make 2017 a prosperous one filled with positive changes.

In 2016, we raised dues to help offset our operations costs and offered tiered memberships respectively. All these changes were met with a positive outlook but with a lower membership. The new Board has since brainstormed on how/what to offer in our Save Our Pool campaign for 2017 to hopefully attract new members and revive interest in our facilities.

With that said, following this article, you will find the specifics of our proposed plans via John Alvarez, our new VP.

We look forward to 2017 being a year of positive outcomes. We wish to THANK each and every one of you, both members and non-members for your continued support. Our possibilities are endless when we come together as a community.

MARK YOUR CALENDARS

RRRC VOLUNTEER DAYS

10 AM - Noon

Saturday, January 28

Saturday, February 25

COMMUNITY GARAGE/RUMMAGE SALE

March Date TBD

9 AM - 2 PM

HELLO RR FRIENDS AND NEIGHBORS!

John Alvarez, RRRC Vice-President, 326-8614

The Board of Directors of the Royal Ridge Recreational Club (RRRC) has been working on developing new ideas on how to move forward with our mission to maintain and improve our wonderful recreational clubhouse and pool. We are excited to be able to announce some of our decisions and look forward getting all of Royal Ridge involved. Here is the exciting news.

The RRRC regular membership will be lowered from \$225 to \$175 per household!

If you sign up for a membership before March 31, the early membership price is only \$125!

We are hoping that these changes will encourage lots of new membership and help to pay for our desperately needed repairs to the pool. Starting in January and February, the Board of Directors and volunteers will be going door to door to ask for donations, membership sign ups, volunteers, and to distribute materials with info about how to sign up. In the meantime, if you have any questions please call me or **Diane Luna** at 393-6976 for more information. Best wishes in the new year!



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MONTHLY LADIES LUNCHEON

Janet Latiolais, Coordinator, 655-1873

Email: jmlatch@satx.rr.com

Every lady in Royal Ridge is invited to attend the monthly luncheons. The January luncheon is scheduled for **Monday, January 23** at a time and location to be announced.

The dates and locations of follow-on luncheons are determined by the host for that month and will be announced when available. Call me for additional information and for the next scheduled luncheon date

ROYAL RIDGE ELEMENTARY SCHOOL

Counselor Michelle Martinez, 407-7024

Email: mmartri20@neisd.net

School is back in full swing for the new year at Royal Ridge Elementary and SAFETY is our TOP PRIORITY! Please be aware of students and parents crossing the streets. We are asking parents not to park along the main roads of the school, but rather help us minimize traffic by parking in the school, visitor or clubhouse lot.

Royal Ridge Elementary is searching for mentors! If you are interested in dedicating one or two hours per week to a Kinder through 5th grade student who needs extra support, please contact Michelle Martinez at 407-7024. It takes a village to raise a child.



A few words from our new Principal: My name is **Jana Carter-Freeman** and I am the new principal at Royal Ridge Elementary. I've been here since October 12, 2016, and have found Royal Ridge students and families to

be spectacular! To give you a little bit of information about my professional background, I have been in education for 28 years; twenty-one in California and seven in Texas. I have taught most grade levels 1st through 8th grade and have been an academic dean, assistant principal, central office staff and principal. This is my fourth year as an elementary principal, and I thoroughly enjoy working with this age group. Thank you for making me feel welcome into the Royal Ridge community.

Our upcoming schedule includes a **school holiday** on **January 16** for Martin Luther King Jr. Day; **Early Release Days** on **February 7 and 8** at 12:40 PM; **Student Holiday/Staff Development** on **February 20**; and **Spring Break** **March 13–17**.

Neighborhood News

GARDEN HOMES I

Jerome Allen, Reporter, 999-5485

Email: jrome12@yahoo.com

The new president of Garden Homes I, Ralph Rodriguez, provided the following information for the Recorder.

The Declaration of Covenants, Conditions and Restrictions specifies the following issues be addressed:

Section 7: The storing, parking or keeping of any wrecked, junked or partially dismantled vehicle, or any vehicle parts, shall not be permitted on any lot, easement area or public street. This applies to all the homes in Garden Homes I.

Section 10: Said premises are to be kept in a presentable condition and shall not have stored there on vehicles and other unsightly objects.

Article VII (a) reads; (1) Vehicles of any sort which includes recreational vehicles or trailers parked in the alley are subject to being towed by the towing organization contracted by the Association.

Section 14: On the alley side of each garage there shall be installed and maintained a night light that is actuated by a photoelectric switch.

We need to remind residents to keep the trash cans hidden or stored out of sight as stated in Section 6. The alley directly behind the homes on Archwood is beginning to look shaggy and unsightly due to the problems above. Vehicles that are parked outside are obstructing some residents from easy egress out of their garages.

I am finding out quickly that not everyone wants to comply with mandatory covenants, conditions, or restrictions.

GARDEN HOMES II

Janet Latiolais, Reporter, 655-1873

Email: jmlatch@satx.rr.com

A Happy New Year to you...some business to get out of the way. It is time to pay our annual HOA dues. Please mail or stop by our Treasurer, **Teri Sandoval's** home to drop off your payment. Yes, it's true folks, time does seem to go by more quickly as one becomes older.

Reflecting back to 2016 brings to mind happy, sad, and frustrating thoughts concerning our Garden Homes II (GHII) section of Royal Ridge. There were wonderful neighbors both ladies and gentlemen who left us to go to their Maker. Some long-time residents of our area also moved away to be closer to loved ones. Many friends had medical issues as

well as surgeries during the year. Keeping an eye on the movements a single senior neighbor may head off an emergency. Our neighborhood has always been good about that!

We have a neighbor that has displayed the patience of "Job" while having a new pool put in his back yard. I kindly assured him that the neighborhood would be happy to come check out the end result whenever this endeavor happens to conclude.

We had several neighbors that were frustrated but exhibited true kindness and continued to have faith in mankind. We thank you for your patience and positive attitude.

The new neighborhood ladies' luncheon has proven to be a success simply by word of mouth. We invite any lady from any part of Royal Ridge to join us for this monthly outing. Talk to your neighbor and plan to join us beginning in the new year.

Let's not forget the dogs and their pet owners who faithfully walk and care of not only their family members but other four-legged family members as they do their daily walk.

Whether it was a happy, sad or frustrating year for you; I hope it all worked out to a satisfactory conclusion by the end of 2016.

PATIO HOMES I

*Catherine "Taffy" Haenze, Reporter, 424-0110
Email: lchaenze@gmail.com*

Christmas has come, and Christmas has gone. However, some of the lights displayed for our enjoyment were quite beautiful. The bend of Royal Club once again had the brightest lights and quite a beautiful display. The end of Royal Club down by the wall, had several houses grouped together had some displays worth seeing, as did those on Royal Bend near the wall. It was a pleasure to walk around and see them. Other individual houses had taken the time to share with us their enjoyment of the Season. Thank you all who "lighted up" our night.

We have a sneak thief looking in the mailboxes to see what he can take. He's driving a light colored, largish 4 door sedan. Keep your eyes open for him and any others. Get a good description of the car, the person, the license plate and any other pertinent information to give to the police. Leave any confrontation and arrest up to the police.

Here's a friendly reminder: **Home Owners Association (HOA) Meeting on Wednesday, January 18, 2017 at the RRRRC Clubhouse, at 7 PM.** You ARE needed. The decisions made that night will affect you in the coming months. We need people willing to serve as several Board members are cycling off. If you are a renter, you also need to

come. Your home owner may not be there and will not know of decisions that may affect you.

PATIO HOMES II

*Wanda Espinosa, Reporter, 382-0613
Email: wandamespinosa@gmail.com*

Welcome to **Frank and Lydia Castillo** and her daughter who just moved in on Archwood.

Thanks to **Frances Hensley** for volunteering to be a Board Member of our RRTHA. We were sorry to lose **Ruth Mazurek** and wish her luck in her move.

Our neighborhood flags look great that are put out on the various Flag Days. Thanks to the different individuals on each street that see that this is done. PLEASE take care when parking your cars out front so that when you open the car doors they don't break our flag sticks, remember they do cost you in the end.

Many thanks also to **Dan Calderon** who is now doing the maintenance on the Royal Ridge Island. It is sure looking good. Also thanks to **another Patio Home II resident** that has taken the time to trim the bushes under the Club House sign, which we can read now.

We are sorry to say that **Betty Schulte** has passed but is now pain free. **Dick Schulte** could still use all your prayers.

Bob Delashaw is recuperating from back surgery, so give him a hi-five when you see him walking in neighborhood.

On the whole, our group of homes look great. Most of the yards are kept in great shape and well maintained. Sad to say that we still have about 6 houses that leave their trash bins in their Alley way. Kudos to the rest of our residents. Those little newspapers that are thrown in our yards need to be picked up. They are ending up in the street. We really have no control over businesses coming and placing paper at our doors and throwing papers. But if not picked up they are an eyesore.

More Christmas lights seemed to be up this December in our neighborhood. Always good to see the lights during the holiday season. Many Blessings during the Holiday Season. It's a time for reflection and New Year's resolutions.

Let's keep an eye on our neighbors and know who supposed to be there. A good way to get to know them is take over a homemade goodie and introduce yourself. This will help us keep out uninvited guests in our area. The more active we are with one another makes it undesirable for thieves.

Keep an eye on the mailboxes as identify thief is on the rise. Try to empty out your mail box daily. Happy New Year to all!

DIRECTORY

Recorder Staff

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Editor (Ads) Cathy Steinman 392-5057
Collator/Distributor .. Jeanette Gittinger 656-0656

Royal Ridge Recreational Club (RRRC) Board

President Diane Luna 393-6976
Vice President John Alvarez 326-8614
Secretary Pam Carlton 630-8192
Treasurer Deborah Edens 861-9512
Board Member Brenda Littleton 410-0609
Board Member Frances Jones 653-8206
Board Member Loretta Camp 860-9598
Board Member **Volunteer Needed**

RRRC Website/Email

Website <http://rrrecclub.org>
Email rrrclub@att.net

RRRC Committee Chairpersons

Club Reservations Diane Luna 393-6976
Alternate Debbie Kennedy 219-2426

RRRC Pool Management

Manager **Volunteer Needed**
Maint. Supervisor Bob Robbins 655-4226

Club Activities

Tripoley (Fri) Shirley Bryan 392-6095
Socials (Fri) Bonnie Hopkins 650-0852

Royal Ridge Neighborhood Association

Website royalridgesa.org
President Lee Mays 967-6501
Vice-President Dan Calderon 693-2744
Secretary Janet Latiolais 655-1873
Treasurer Cathy Steinman 392-5057

Other Association Presidents

Garden Homes I Ralph Rodriguez 657-2140
Garden Homes II Lee Mays 967-6501
GVH/Pulte Jimmy Vaughn 474-0165
Inwood Place Korie Archibeque 585-1733
Patio Homes I Terry Maloney 653-6779
Patio Homes II Sue Hassell 601-6936
Royal Ridge I Tom Minkley 650-3467
Royal Ridge II Pam Mahan 657-3567

Royal Ridge Citizens-on-Patrol (COP)

Coordinator Bob Robbins 655-4226

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CALENDAR

January 2017

09 Mon 7:00 PM, Citizens-on-Patrol Meeting
13 Fri 7:00 PM, Tripoley
16 Mon 6:30 PM, RRRC Board Meeting
18 Wed 7:00 PM, PH I Annual Meeting
23 Mon TBD, Monthly Ladies Luncheon, Call 655-1873
27 Fri 5:30 PM, Monthly Social
28 Sat 10:00 AM, RRRC Volunteer Day

February 2017

Monthly Ladies Luncheon, Date TBD, Call 655-1873
06 Mon 6:00 PM, SAPD COP Training
13 Mon 7:00 PM, Citizens-on-Patrol Meeting
10 Fri 7:00 PM, Tripoley
20 Mon 6:30 PM, RRRC Board Meeting
24 Fri 5:30 PM, Monthly Social
25 Sat 10:00 AM, RRRC Volunteer Day

March 2017

RRRC Community Garage/Rummage Sale, Date TBD
Monthly Ladies Luncheon, Date TBD, Call 655-1873
13 Mon 7:00 PM, Citizens-on-Patrol Meeting
10 Fri 7:00 PM, Tripoley
11 Sat 9:00 AM, SAPD COP Training
20 Mon 6:30 PM, RRRC Board Meeting
24 Fri 5:30 PM, Monthly Social

=====

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ROYAL RIDGE COMMUNITY WEBSITE

Your site for neighborhood-wide information or just for your section of Royal Ridge including RRNA, RRRC, and current/back issues of the *Royal Ridge Recorder*.
www.royalridgesa.org
Check it out!

**PATIO HOMES I
ANNUAL MEETING**
Wednesday, January 18
7 PM