

Royal Ridge Recorder



Volume XXV, Number 3

<NOTE: The due date for news & ads for the next issue is Saturday, June 17, 2017>

ROYAL RIDGE NEIGHBORHOOD ASSOCIATION

Lee Mays, President, 967-6501 Email: mays7772@gmail.com Website: www.royalridgesa.org

i neighbors. I hope that you have joined the pool and are getting ready for summer. One of the questions raised recently concerns activities of the Boards of Directors. I thought that this would be a good time to review that topic because the answers affect both members of our Royal Ridge community, as well as the various Boards. It may be a little dry, but this is important for everyone.

First, the Bylaws state the frequency of Board meetings. Meetings can be by electronic or telephonic means. Meeting notice can be by mail (not later than 10 days prior and not earlier than 60 days before the meeting). At least 72 hours before a meeting, the meeting notice must be posted in a conspicuous place on common (or privately owned) property or on an internet web site. Notice should also go to residents who have provided their email addresses. The notice includes the place, date, time and general subject of the Board meeting.

The obligation of the Board is to manage the affairs of the association. At the Board meeting, the Board members must be able to communicate with



one another, such as by telephone or Skype. All owners who attend must be able to hear (except when the Board is in

executive session). The Board may, but is not obligated to allow owners to speak.

An executive session of the Board is to discuss personnel matters, lawsuits – actual or threatened, enforcement actions, discussions with the attorney for the Board, contract negotiations, and privacy or confidential matters. If the Board makes a decision, a general summary of the decision must be included in the Board minutes. Privacy matters, privilege or

confidential information should be excluded from the summary.

With 72 hour notice, the Board may have an "open Board meeting" to establish fines, damage assessments, foreclosures, enforcement actions, increases or special assessments, appeals from denial by the architectural control committee, a budget increase of more than 10%, filing a board vacancy or election of an officer, amending the covenants, conditions and restrictions (CCR), capital improvements, sale or purchase of real property, borrowing or lending money, and suspend the right of an owner before the owner has a hearing before the Board. The Board may act immediately to seek a temporary restraining order or for a threat to health or safety.

Individuals with a felony conviction more than 20 years old may now serve on a Board. And, not all Board members are required to live in the community. A property owner must be allowed to vote by absentee ballot or by proxy. Votes may be by secret ballot, but there may be only one vote per lot. Owners who ask to be on the ballot must be placed on the ballot.

Each association must establish policies for a payment plan for owners who are unable or do not timely pay their assessments. Similarly, the association must have a document retention and a document production policy. If the association wants to regulate certain areas, policies must be adopted, including solar panels, rainwater collection, display of religious items and flags. If a web site exists (such as www.royalridgesa.org), the organizing documents for each association must be on the web site.

Notice of violations shall be by certified mail. A Board of Directors must use an attorney to file a lien notice, for example, for failing to pay an assessment or for a homeowner who is fined by the Board for a violation of the covenants, conditions and restrictions (CCR).

The above is for general educational purposes and does not include some topics and areas covered by statute. I hope that this provides an overview, but you should ask a qualified attorney if you have a specific question.

ROYAL RIDGE CITIZENS ON PATROL

Bob Robbins, Coordinator, 655-4226 Email: rrcop@att.net

elp! Active Royal Ridge Citizens on Patrol (RR COP) membership has steadily declined over the past several years and is now comprised of just 27 volunteers from 19 Royal Ridge homes. This is the lowest we've been in our over 21 year history of providing safety and security surveillance in our community.



Members moving or retiring coupled with declining interest and participation in RR COP in the recent past caused us to ask some members to patrol twice a month to cover all calendar days; current low membership now makes it necessary

for an increasing number to pull three days.

Lack of participation by a greater number of our neighbors is unfair, pushes the effort further toward unsustainability and calls into question whether or not community members want to see RR COP patrol our neighborhoods daily, coordinate crime prevention efforts with the San Antonio Police Department (SAPD), and generally keep residents informed of unusual criminal activity.

This chart shows current RR COP participation by neighborhood.

ROYAL RIDGE RESIDENT COP PARTICIPATION				
Residence Area	Homes	Mbr Hshlds	Mbrs	%
Patio Homes I	103	2	3	1.9
Patio Homes II	96	1	1	1.0
Garden Homes I	64	5	6	7.8
Garden Homes II	124	6	10	4.8
Royal Ridge I	162	3	5	1.9
Royal Ridge II	129	1	1	0.8
Inwood Place	209	0	0	0.0
Royal Ridge GVH	127	1	1	0.8
Total	1,014	19	27	1.9

As you can see, less than 2% of our neighbors are currently involved. Ideally we could use another 12+ households participation so all members could be scheduled to patrol for just a couple of hours

once a month. More of course would help ease the load, help with scheduling and would be most welcome.

The number is small but the need is great. Can we find another dozen or so households that see RR COP as a worthwhile effort? If not, I think we are headed toward dissolution and our collective safety and security will be left to individual effort.

The next scheduled SAPD COP training classes are not until September. The SAPD has, in the past, added one or two classes over the summer on request. If we have 10 or more interested residents I will try to arrange a class meeting both the SAPD's and the majority's preference for a four-hour class. Send me an email at rrcop@att.net and let me know what best fits your schedule, e.g. weeknight, probably 6-10 PM, and preferred day of the week or on a Saturday, 9 AM—1 PM.

Thanks for your interest, support and, hopefully, increased participation. A special thanks to all RR COP members, past and present, for your commitment and contributions. We truly appreciate you and your efforts!

Thanks too to SAPD Officer Jason Reno for his close attention to our concerns and complaints. We know your efforts are not always visible but we also know when things get taken care of you've often had a hand in it. Thanks again.

Stay safe!

EDITOR'S COMMENTS

Gary H. Harmon Jr., Editor, 884-6926 Email: gharmon@idworld.net

Qualified volunteers are needed in many key Royal Ridge areas. Check the *Royal Ridge Recorder* text as well as the Calendar.

The NEWS due date for the next issue is always displayed on the top of the first page and in the Calendar. I usually send a reminder email several days before it is due. Please mark your calendar.

On to happier news (or not): Some neighbors have new visitors into their yards, snakes! Please do not forget to check around the stacked wood, leaf piles, etc., before you reach in or walk by to protect yourself from a possible bite.

Wishing everyone a safe and happy summer.

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 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.

MONTHLY SOCIALS

Bonnie Hopkins, 650-0852

The next *Socials* will be *Fridays, May 26, June 23*, and *July 28* at *5:30 PM* held at the Royal Ridge Recreational Club (RRRC) Clubhouse. There is *no social in May* due to the opening of the pool. 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!

ROYAL RIDGE RECREATIONAL CLUB

Diane Luna, President, 393-6976 Website: rrrecclub.org Facebook.com/royalridgerecreationalclub

De Cool and Join The Pool! A HUGE THANK YOU to all our new and returning members who took advantage of our Early Bird Special #1. As of April 19, we have received 125 memberships, only 75 more to reach our 200 goal. In order to break even for our annual costs, we need at least 175 memberships.

Membership is June through May and includes up to eight (8) family members residing in your household. Membership benefits include year round access to tennis courts, numerous social events, and rental access to the clubhouse for your family events. Guest Passes will be made available at \$3 each; limited to five (5) guess passes daily.

Membership Forms are included in this issue and are also available at the RRRC Clubhouse by the mailbox. Please feel free to contact me, **Diane Luna**, on my cell at 393-6976 or **Debbie Edens** at 861-9512 with any questions or concerns.

Our semi-annual Community Garage Sale was held on Saturday, April 8. We yielded \$160 between the sale of donated items, rental spots, and monetary donations.

I would like to welcome and thank two new members to our Board, **Bill Kelly** and **Carolyn Story**. Bill and his family have been longtime residents of Royal Ridge. Bill will be an asset as he comes with a true sense of community service. He takes on the task more times than not of cleaning the island off the O'Connor entrance. Carolyn and her family are fairly recent residents. She recently retired from a nursing career and is ready to make a difference in our community. Both are first time members and are pool owners. It goes to show they are not in it for the amenities. They feel that their time and efforts are needed to ensure our facilities continue to thrive and for all members to enjoy.

A HUGE SHOUT-OUT to **Thomas Partch**. Thanks to his generosity, we have a refrigerator in our

Concession area. Our residents are AWESOME as they continually show their support in our efforts to keep our facilities in operation.

Keeping with tradition, the *RRRC Club and Pool Open House* will be on *Memorial Day weekend*.

RRRC Club and Pool Open House

Saturday, Sunday, and Monday May 27, May 28, and May 29 2-8 PM

ALL Royal Ridge residents and surrounding neighborhoods are invited to come try our pool and tour our club facility on any one of those days. We have A LOT to offer. Let's turn that visit into a membership!

On *Saturday, May 27*, we will offer *door prizes* along with a *Fundraiser Plate Sale* from *2-5 PM*. A plate will consist of pulled-pork sandwich, coleslaw, chips, and a drink for the Low-Low price of \$6. You may eat-in or take-out.

The **pool season** will start **Saturday**, **June 3**. We will monitor the need of our concession stand and change accordingly if/when necessary.

Pool Hours

Tuesday–Sunday, 2-8 PM Monday, Closed

Concession Stand Hours

Tuesday–Friday, 10 Minutes on the hour Saturday-Sunday, 3–7 PM



We will kick off our monthly summer events beginning with our 4th Annual Summer Bash /Movie Night on June 17. Our featured film will be "The Secret Life of Pets". We plan

to host a Movie Night once a month (weather permitting) for your enjoyment. Attendance for Teen Nights were down from our years prior. We hope that with the addition of our new families becoming members will change this around. We will attempt to host one monthly this summer. Dates TBD. We will end the pool season with our *Farewell to Summer Luau* on *August 26*.

Feel free to contact me or Deb Edens with any questions or concerns regarding membership, rentals, and pool parties. Book early. Dates are quickly being filled.



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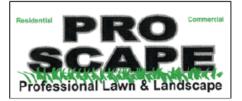


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"SPRING SERVICE"

It is more important now than ever to prepare your lawn for the tough summer ahead. Aerating and adding compost to your lawn are the two most important steps you can take to do this. These will help generate much needed oxygen and nutrition to your soil, as well as the ability to retain moisture for longer. It's March; everything is changing color! It is time to use a Weed and Feed on the lawn. Even if you don't need us on a regular basis, it is our pleasure to help you with any questions you might have about your yard. Give us a call today!

Stephen Burkett, RR Resident sburkett89@hotmail.com

210.601.3057 Fax-210.654.9390



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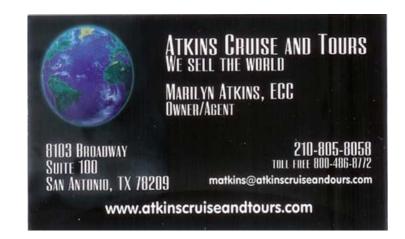
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Pool Party Rental Rates

\$55 an hour
Includes Staff for up to 24 Swimmers
\$65 an hour
Includes Staff for 25-49 Swimmers

As always, we will continue to strive to make your experience at our facilities a favorable one. We look forward to an AWESOME season filled with fun and great memories!

DATES TO REMEMBER

RRRC Club and Pool Open House Open To All

Saturday, May 27 Sunday, May 28 Monday, May 29 2-8 PM

Fundraiser Plate Sale

Saturday, May 27 2-5 PM *Pulled Pork Sandwich Plate* Sandwich/Coleslaw/Chips/Drink \$6.00

Summer Bash/Movie Night

Friday, June 17 5-9 PM "The Secret Life Of Pets" 9 PM

ROYAL RIDGE ELEMENTARY SCHOOL

Counselor Michelle Martinez, 407-7024 Email: mmartri20@neisd.net

mportant dates include May 29, Student and Staff Holiday and June 1, Last day of school. Please contact the office if you require further information or assistance. We appreciate your support.

IMPORTANT REMINDER FROM SOLID WASTE

The green cart is for compostable material only. Placing non-compostables in your green cart can contaminate the organics stream. A list of items that can be placed in your green cart include leaves, grass, shrub and tree trimmings, food scraps, food-soiled paper (e.g., used napkins, paper plates, and pizza boxes). You may receive a \$25 fine if you place plastics, glass, or other non-compostable in the green cart.

SPEAK UP SAN ANTONIO

The City of San Antonio's budget is a reflection of your priorities. Your feedback is critical to balancing the budget and determining where funds should be

allocated. We need you to speak up and let the City of San Antonio know what your budget priorities are. Go to this link to complete a survey and make your voice heard. https://www.saspeakup.com/

Neighborhood News

PATIO HOMES II

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

We would like to extend a warm welcome to our new residents on Archwood, **Gene** and **Lupe Morales** and on Grandwood we welcome **Alma Diaz Garcia**, her sister **Bertha Diaz Gionza** and their mother **Elisa Diaz**. If you see them out do say hello.

Sue Hassell enjoyed a family reunion for several days in Phoenix, Arizona with her daughter **Sarah**, and four of her brothers and their spouses. It also included a trip to the Grand Canyon and a five mile hike! The mountain ranges were breath taking and family dinners were priceless.

I called the Post Office last week on a mail delivery issue. Came home on a Wednesday and my mail box along with some neighbors were wide open, lid down. The mail carrier delivers the mail around 11:15 AM during the week and usually I am home for lunch and getting the mail out of the box. That particular day, I did not make the trip home. As soon as I saw the box opened, I panicked and called to check to see if the regular carrier was working that day. He was. No mail in the box sent up an alarm. Let's be sure we clear out mail boxes and be on the lookout for people driving around our streets. Mail theft is on the rise. I don't know what was taken out of the box and may never know. We are going to install a slot in the box and lock it up. Anything that won't fit can be taken back to the Post Office and picked up towards the end of the week or we may consider renting a Post Office Box.

Spring is here and our trees and bushes are beginning to bloom again. Along, with these wonderful signs of spring are, unfortunately, the weeds. We have low cost solutions to your yard needs: Weeding, raking leaves, and blowing. Take advantage of these solutions by calling Sue Hassell or Kathie Obeck and we will give you a list of people you can contact. Once you get a jump on cleaning up your yard, maintenance will be easy. Also, according to our Declarations, trash cans are to be CONCEALED from sight, so please do your part and bring your trash cans in. If you freeze meat trays, fish packaging, etc. during the week and put them in your trash can on Sunday night when you put the trash out you will not have a "stinky" trash can. Thanks for doing your part!

GARDEN HOMES I

Gary H. Harmon, Jr, Reporter, 884-6926 Email: gharmon@idworld.net

The following input is from our Homeowners Association (HOA) President, Ralph Rodriguez.

- 1. Alley pavement in Garden Homes I (GHI)area. Do we need to resurface, repair cracks, or leave it the way is for future repair? Please send your responses to myteerat@icloud.com.
- 2. Yard and rock landscaping maintenance and association action to correct problem homes.
- 3. All homeowners that have not paid their annual dues for 2017 need to do so by end of May 2017 or face the monthly penalty interest plus the annual dues payment. If you have a personal reason for non-payment, please advise your association president.
- 4. What is the best time for a homeowner meeting to discuss any issue or problem that you want the association board to act on?
- 5. Trash, recycle, and green carts that are visible in the alley. Association covenants require all cans to be stored out of sight.
- 6. Speeding in the alley is a major concern now that we have young families with small children. You need to slow down in case of an emergency stop.

NOTE: Gary H. Harmon, Jr is now the GHI Reporter. If you have input for the GHI portion of the *Royal Ridge Recorder*, please feel free to send your information for inclusion in the next issue.

GARDEN HOMES II

Janet Latiolais, Reporter, 655-1873 Email: jmlatch@satx.rr.com

ife continues in many directions for each family here in Royal Ridge. The arrival of Spring is pretty in this neighborhood. There are



several families who carefully tend their bluebonnet crop ensure gorgeous blue flowers each year. Plus, there are Mother Nature's other colors that arrive in the trees, flowers and other ways. Have you noticed the number of red cardinals this Spring as well?

Here on my street, Royal Bluff, we have lost two neighbors in a month's time. Layton Collier passed at the end of March and Mary Fowler, Richard (Linda) Prichard's mother passed just a few days ago. Layton had been a long-time resident while Mary called Royal Ridge her home only a short time.

Both will be missed. 'Flip' Flippin, also on our block, has not been well for some time and is not improving.

A few of our neighbors have not felt well and have been staying close to home. June Davidson's wrist is doing better now. It is good to see her and Buddy back doing their daily walks. Barbara Loomis' brother, Guy Solomon, had a stroke and is recouping at Warm Springs/Thousand Oaks. That's keeping her busy; some of you may remember him from social events he'd attended in the past. My surgery went well; not having constant pain from my lower back has been great. I am trying really hard to be a good patient for the sake of my two daughters, but remaining homebound is hard for me.

There is always an open invitation to any lady resident in our neighborhood to come to our monthly luncheon which varies. The monthly hostess selects a day, time and place to invite us to enjoy each other's company. For additional information, call **Janet** 655-1873.

PATIO HOMES I

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

The other night when we were out for our walk, we were between RB and the alley for Royal Ridge. As we were walking our pup along, two large, black dogs burst around the corner and ran right at us. They each came up to between my hip and waist. If these are your dogs, where were you? I never heard anyone calling for them. If they are not from our neighborhood, we need to all be on alert. I for one will be carrying a large stick, or something for protection, from now on. Please, protect your dogs by keeping them under control.

Happier news: We do have a new president for the HOA. **Damond Tabor** and his wife, **Sarah**, are expecting a little boy any day now.

Damond wanted to share a couple of things. Residents, we need to start thinking now, about how we can step up and help to do the jobs that need to be done. Jobs coming available are maintenance, vice-president, treasurer, and secretary. There are just three or four meetings a year. YOU are needed to help him, and us, to keep this neighborhood what we want it to be.

He has quickly learned our problems and our thoughts for the neighborhood. He (and we) need more people to report a problem-owner to the city. It takes a bit of fuel to get the city interested. Last summer, there was one swimming pool that served as a giant breeding ground for mosquitoes. In this day of the zika virus and other diseases carried by mosquitoes, do we really want to turn a blind eye to this budding petri dish?

<u>DIRECTORY</u>

Recorder Staff
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Secretary Pam Carlton 630-8192
Treasurer Deborah Edens 861-9512
Board Member Bill Kelly273-6846
Board Member Carolyn Story 392-6088
Board Member Pam Carlton 630-8192
Board Member Dixie Weese 241-4337
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Websitehttp://rrrecclub.org
Emailrrrclub@att.net
DDDG G GI
RRRC Committee Chairpersons
Club Reservations Diane Luna 393-6976
Alternate Volunteer Needed
RRRC Pool Management
Manager Volunteer Needed
Maint. Supervisor Bob Robbins 655-4226
Club Activities
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Socials (Fri) Bonnie Hopkins 650-0852
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President Lee Mays
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 Damon Tabor 831-5962
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

CALENDAR

May 2017

Monthly Ladies Luncheon, Date TBD, 655-1873 08 Mon 7:00 PM, Citizens-on-Patrol Meeting

12 Fri 7:00 PM, Tripoley

15 Mon 6:30 PM, RRRC Board Meeting

26 Fri 5:30 PM, Monthly Social
27 Sat 2:00-8:00 PM, Club & Pool Open House

27 Sat 2:00-5:00 PM, RRRC Fundraiser

28 Sun 2:00-8:00 PM, Club & Pool Open House

29 Mon 2:00-8:00 PM, Club & Pool Open House

June 2017

Monthly Ladies Luncheon, Date TBD, 655-1873

03 Sat 2:00-8:00 PM, Pool Opens for Summer

7:00 PM, Tripoley

12 Mon 7:00 PM, Citizens-on-Patrol Meeting

17 Sat 5:00-9:00 PM, Summer Bash/Movie Night

17 Sat RR Recorder News for Jul-Aug due to Editor

19 Mon 6:30 PM, RRRC Board Meeting

23 Fri 5:30 PM, Monthly Social

July 2017

Monthly Ladies Luncheon, Date TBD, 655-1873

10 Mon 7:00 PM, Citizens-on-Patrol Meeting

7:00 PM, Tripoley

17 Mon 6:30 PM, RRRC Board Meeting

28 Fri 5:30 PM, Monthly Social

PET SITTER

High school student is great with pets! Will walk your dogs, feed, and babysit your pet while you are away. Will even water your plants! Sandra Jean at 862-9833.

VOLUNTEER - AD/FORMATTING EDITOR

Seeking a volunteer to be the advertising and formatting editor of the Royal Ridge Recorder. Must be expert level in Microsoft Word. Only six times a year. Call Cathy at 392-5057.

VOLUNTEERS - NEWSLETTER DELIVERY

We need volunteers to deliver the Royal Ridge Recorder in the Pulte/GVH and Inwood areas. Only 6 times a year. Call Jeanette Gittinger at 656-0656.

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!