

# THE HOA EXPRESS

September 15, 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

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## DANGEROUS INTERSECTION

By Rob Chinnock

That's right—there is danger looming in our neighborhood! "But how?" you ask. Surely our small gated community with a 15 mph speed limit is safe as can be. The answer...the only 4-way intersection in the community!

Right by our gate where Peachtree and Saratoga cross is naturally the busiest section of the neighborhood. We've all seen it—there's that guy trying to scam through the exit gate before it shuts from the previous car—never mind stop signs and speed limits. Then there's that teenager trying to get to her friend's house in the

neighborhood without a gate code—what does she do? She piggy-backs on the car with the gate opener and speeds into the intersection before the gate smashes her car!



The solution? Well that intersection is going to be naturally busy, but you can SET THE EXAMPLE! Obey those speed limits and use caution driving through the gates!

"What about the chil-

dren?" you ask. Well good question.

We have several nice and quiet cul-de-sacs that are perfect for rollerblades, scooters, bikes, and many other activities. The front intersection is anything but nice and quiet. PLEASE do not let your wonderful kiddos play in the street there. It really is an entirely inappropriate place for them to be. Keep in mind that that is the HIGHEST TRAFFIC area in the community. So please watch out for those crazy drivers zooming in and out and keep the kids safe!

## ET CETERA

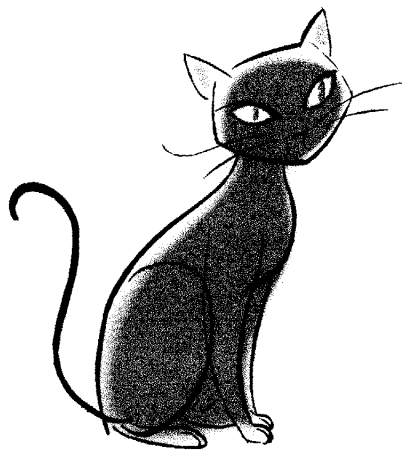
*-Thanks to all who attended the July HOA meeting. Your feedback and interest provides outstanding motivation and direction for us.*

*-As most of you know, we hold public meetings twice a year. Our next one will be Nov 18th at 6:30 in the new library. Start campaigning now—that's the elections meeting!*

*-From resident Kevin Gillen - This is a great website resource for home repair/improvements: <http://www.doityourself.com/>*

## ANIMALS ON THE LOOSE!

By Elby Jones



Every so often we need to remind our homeowners of the importance to keep pets within the con-

fines of their own boundaries – backyard fenced areas or in their front lawn. Many of us like to bring our pets out to the front occasionally to be sociable with the neighbors and most of our pets are good enough to stay in the front yards. However, sometimes (like ours) the pet will decide to take off across the street to visit another pet or one of the neighbors. It is times like this we really need to watch out for our pets and know where they are going so we can clean up after them and retrieve them back to their house. One the biggest issues we see are those homeowners who

just open the front door and let their pet out to do their morning ritual – whether it be in their front yard or the neighbor's yard! In most cases the owner never picks up after their pet. In the past month I have seen several dogs running loose in the subdivision who have apparently found a way out of the backyard. We are also seeing several large cats running loose in the area. Pet owners need to check their fencing to make sure the pets cannot escape. If we continue to see loose dogs and cats, we will contact Schertz Animal Control for assistance.

## FALL BLOCK PARTY

By Rob Chinnock

It's been a while, but rumor has it this neighborhood used to get together to socialize now and then. The idea of reviving community parties was brought up at the summer public meeting and the response was positive.

With that said, we're eyeing late October to sometime in November for a Fall block party. For



now I need to know two things—who is interested in planning this thing and who is dead set against having the neighborhood out in front of their house. The planning

committee with choose a date, spread the word, and organize logistics for that day. If you would like to be in the committee please email Rob at [roj01122@gmail.com](mailto:roj01122@gmail.com). The same applies for negative feed back. Please take the time now to let me know if you are against this so we can be good neighbors and stay clear!

## POOP

By Rob Chinnock

That's right—I'm writing about poop. Mom would be so proud. Not to worry, this wasn't my idea. The mailman asked me to help him keep his shoes cleaner. Naturally I felt obligated to oblige. So here's the scoop: Your dog needs to poop in your yard. Not my yard. Not the sidewalk. NOT BY THE MAIL-

BOXES. Your Best Friend— your yard. If little Rover isn't as controlled as the mailman would like, please clean up after him. Thank you in advance for being a good and respectful neighbor.

Stay tuned to the next issue where I'll write an article about urine!



-Ewww!

## WARNING! – OUR AGE IS STARTING TO SHOW!

By Elby Jones

No, I am not talking about all the wrinkles in my face or my inability to run a 5 minute mile, but the state of our subdivision. Take a close look around the area and you will see tale-tell signs of something getting old. The aging process is not something we can stop or slow down, nor can we run down to Walgreens and buy anti-aging cream to solve the issues. Our subdivision is now in its 13 year of existence and we should expect the aging process to be present. As mentioned in our last newsletter, the area surrounding the drainage ditch is really showing its age in the deterioration of

the wooden posts and metal railings. We have already replaced the exterior fencing, which should last us for at least another 8-10 years. The entry and exit gates continue to be a recurring maintenance issue in repair and replacement. We are now beginning to see signs of distress in our roadways, both inside and outside of the gates. Cracks in the roads are appearing all over the subdivision (See *Road Repairs Estimate* below). While the drought and heat have probably contributed to this problem, we need to look how to finance all the current and upcoming programs. At our next HOA

meeting we will have some figures for all homeowners to show our current and future financial concerns. Something the HOA board needs to consider is the possibility of raising the quarterly fees to help cover the upcoming and unforeseen costs. The By-Laws authorize the HOA board to raise HOA fees up to 10% annually without approval from the homeowners. So far none of the previous HOA boards have elected to raise the fees, but we may be in a situation where it cannot be avoided. Please come to the November community meeting to listen and discuss our neighborhood's future.

## ROAD REPAIRS ESTIMATE

By Elby Jones

The HOA board is looking into the need to recoat our roadways – both inside and outside of the gates. A local company has already provided us a bid to perform the work. Many homeowners may not have closely looked at our roads, but they starting to crack really bad. We realize our roadways have not opened up and swallowed any residents or cars, but we need to make sure this doesn't happen! For many years road repair costs have been a topic in many HOA meetings. We have repeatedly talked about the subject with everyone not looking forward to the day when it needs to be done.

At the present time repair and recoating of our roads appears to be our best option. The company has indicated if we establish a recurring schedule to recoat the roads every 4-5 years, the asphalt will not need to be replaced for at least 20-25 years, if even then. If we

don't take action to recoat the roads, then we will probably have to overlay the streets or replace the old asphalt in about 10 years. The cost of recoating and repairing several areas where tree roots have pushed the asphalt upward is less than \$13,000.

Compare this cost to doing nothing and then in 10 years having to put down new asphalt. Using today's dollars that cost would range from \$162,850 to \$244,162.

This topic will be an agenda item for the upcoming Annual HOA meeting in November.



## WHAT HAS YOUR HOA BOARD BEEN DOING?

-Rob Chinnock

Your HOA board has continued our busy schedule this summer.

We saw to the completion of the perimeter fence warranty work. Overall it looks significantly better. Please help us maintain the fence by not letting pets or kids pull or push the boards. We are also considering a few more minor enhancements to extend the life of the fence.

The grass next to the fence is now nice and green. For a while there were some brown patches. We discovered some faulty sprinklers and

had them fixed.

The gate is always a concern for us. We constantly review new ways and ideas to keep it running while minimizing the HOA's expense. Please be patient with us and report any malfunctions you notice to Pro-Comm.

You may have noticed a traffic counter at the exit gate a few weeks ago. We are in the process of re-viewing the gate open times to see if we can increase the time they are closed while minimizing wear and

tear.

As you previously read we pursued an estimate on fixing the roads. As jaw dropping as the prices are, now is the time to start this process. Hopefully a little bit of maintenance now will be savings later.

Finally we are eyeing early November for the drainage ditch facelift. Once the details are ironed out we'll be requesting manpower from you, so please consider coming out and helping-it will be a labor intense project.

