



Royal Ridge Recorder



Volume XXIV, Number 3

May-June 2016

<NOTE: The due date for news & ads for the next issue is Saturday, June 25, 2016>

ROYAL RIDGE NEIGHBORHOOD ASSOCIATION

Lee Mays, President, 967-6501

Email: mays7772@gmail.com

Website: www.royalridgesa.org

Some of you may have seen the "For Sale" sign on the land which can be accessed from Royal Ridge Drive between the Amberton Apartments and Grand Point Drive. It is 4.77 acres and extends to the back of the blue water tank owned by the San Antonio Water System (see photo on Page 2). A real estate broker contacted us and asked if the homeowner associations in Royal Ridge were interested in buying the land.

I emailed the presidents of our Home Owners Associations (HOAs), and after communicating with several individuals, we declined the offer to purchase the property. In addition to the problem of raising the money for the purchase, we were concerned about continuing upkeep, potential liability and the difficulty in limiting its use to residents of Royal Ridge. We all agreed that the best use would be for a park.

We suggested that the land be donated to the City and that the City explore establishing a park at that location. Because a "For Sale" sign is now on the land, it appears that the owners have decided that they are not interested in donating the land to the City.

Bob Robbins investigated and found that ten Grand Point and three Grand Haven homes (corner property excluded) back up to the vacant land. The property is zoned O-2 with permitted use as offices, parks and schools.

The homes backing up to the vacant land are in Royal Ridge I. Royal Ridge I has no existing homeowners association. I encourage the homeowners to organize to protect themselves; I can provide organizing help. Any commercial development will have less of an impact on the remainder of Royal Ridge, although Crown Ridge Townhomes may be impacted.

On a different topic, I recently drove through the development to our east on Weidner Road between Royal Ridge and the Jehovah's Witnesses Church. New Leaf Homes has seventeen homes that have been built or are under construction. The homes range in size from 1,660 to 3,028 sq. ft. Prices vary

from \$198,500 to \$279,500, or about \$111.76 per sq. ft. Their HOA dues will be about \$350.00 per year.

I received information from a realtor on recent sales in Royal Ridge. Sale prices range from \$88.90 to \$71.46 per sq. ft. The recent average sale price is \$84.14 per sq. ft.

You can obtain an approximate value for your property by looking at your most recent property tax statement, or, you can find the information at www.bcad.org. Go to property search and enter your (or the owner's) last name and then your first name. Use last year's search date – 2015. Click on the property address, and view details. Click on "Improvement/Building" and you will see the living area in square feet. Multiply the living area times \$84.14 to find an amount closer to the market value of your home. Our values are about 7% higher than the amounts listed by the Bexar appraisal district. But, if someone from the appraisal district reads this, the valuations are either absolutely correct or maybe a little high.

We can be reassured of the value of our homes and that our values are increasing. Even if they ever existed, construction problems in our homes have been remedied by prior or current homeowners. New home buyers can experience unexpected costly problems in the first few years of ownership – such as shifting foundations.

Let us continue to work to monitor and improve our neighborhood. If you can think of beneficial neighborhood projects, let me know. Have a safe summer!

MONTHLY SOCIALS

Bonnie Hopkins, 650-0852

There will be no Monthly Social in May; instead we will be gathering at the Royal Ridge Recreational Club (RRRC) Open House on May 28-30. The **next Socials** will be **Friday, June 24** and **Friday, July 22 at 5:30 PM**. All adult members of the RRRC are welcome. Visitors are welcome to come and see if they would be 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 at the Open House and upcoming socials!



ROYAL RIDGE CITIZENS ON PATROL

Bob Robbins, Coordinator, 655-4226

As I said in the last issue, Royal Ridge Citizens on Patrol (RR COP) members continue their commitment to our collective security through daily patrols albeit we are fewer in number. I also thanked our neighbors who have taken the San Antonio Police Department (SAPD) training to better prepare to call the SAPD on seeing criminal or suspicious activity. We appreciate each of you and your individual and collective efforts.

We do need additional new members though to continue providing the level of patrol coverage we have in the past. We are down to just over 30 active members and historically we have had 40 plus. As a result, several members are called on to patrol twice each month and of late, some three times. We have also had a couple of open dates over the past several months as I refuse to schedule anyone more than three times (previously two). Can we coax a few more of you to join us? There are over a thousand homes in the Royal Ridge neighborhoods and RR COP members come from less than 3% of them. Surely we see the need and can do better. RR COP needs you!

I don't expect the majority of neighbors have the time or desire to participate but I need to let

everyone know this program is no longer able to patrol at least two hours a day each day. If we don't have the coverage we had in the past, then I'd expect we will no longer enjoy the relatively low crime rate we presently experience. While we have a few residence and vehicle burglaries and thefts each month, daily crime reports indicate we are in a donut hole so to speak. There is a lot more going on around us. I attribute that hole to RR COP member patrols, concerned and involved neighbors' vigilance and reporting, and SAPD responses. We need more RR COP members though to keep the criminals plying their trade elsewhere.

By the time you read this the last opportunity for SAPD COP training will have passed until the fall. I will let you know that schedule in the June-July issue. In the meantime of course I will have reminded neighbors on our email list of any intervening and pop-up training opportunities. Please give serious thought to our need to improve our membership to be able to keep our crime rate at a minimum. Plan now to become involved!

Let me know your thoughts, concerns and ideas for how we can better serve the community. Give me a call at 655-4226 (your call will go to voice mail if a caller ID is not present) or drop me an email at rrcop@att.net.

Thanks for your interest and support.



ROYAL RIDGE RECREATIONAL CLUB

Diane Luna, President, 393-6976

Like us on Facebook @royalridgerecreationalclub

Website: <http://rrreclub.org>

We brought a little bit of Fiesta to our neighborhood and kicked our April Monthly Social up a notch or two by hosting our 1st Annual Fiesta FUN Friday on April 22. It was set in a Night in Old San Antonio (NIOA) style atmosphere. Participants enjoyed brats and sauerkraut in the German area; chicken fried rice, egg rolls, and fortune cookies in the Chinese area; and a taco and chalupa bar in the Mexican area along with an assortment of Mexican pastries and bunuelos. Margaritas, wine, and an assortment of Mexican beers were enjoyed throughout the evening.

Admission was free for members and a \$5 Donation for non-members. Both members and non-members were in attendance. We collected approximately \$65 in donations. THANK YOU to ALL who attended. We hope to make this an annual event with live entertainment. The planning is already in the works.

Our semi-annual Community Garage Sale was held on Saturday, April 9. We yielded \$240 between the sale of donated items, rental spots, and monetary donations.

The start of our **Save Our Pool (SOP) Raffle** sale was introduced on same day and brought in \$140. Tickets will continue to be **available until May 28**. They are \$5 each or five chances for \$20. Please contact me on my cell 393-6976 or by email at diane.luna12@yahoo.com if you wish to purchase a chance to win a 1-year membership along with five guest passes and \$10 in concession money.

On Saturday, April 30, we met with any and all volunteers and moved forward with our door-to-door **Save Our Pool Membership Campaign**. It is scheduled to begin on **May 2** through **May 15**. Our volunteers will be wearing an ID badge to identify them as official RRRC volunteers. We hope you will open your doors and help us reach our fundraising and membership goals. Raffle tickets will also be

available through our volunteers during the campaign.

The **2016-2017 Membership Drive** is officially in progress and a membership application should come with your *Royal Ridge Recorder*. Dues remain the same. They are as follows:

GOLD MEMBERSHIP

Clubhouse and Tennis Court Access
\$200

PLATINUM MEMBERSHIP

Pool, Clubhouse and Tennis Courts
ALL Access
\$225

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

The RRRC Club and Pool Open House will be Saturday–Monday, May 28-30, 2-8 PM. ALL Royal Ridge residents are invited to come try our pool and tour our club facility on any one of those days. We have ALOT to offer. Let's turn that visit into a membership.

On **Saturday, May 28**, we will offer door prizes along with a **Fundraiser Plate Sale** from **2-5 PM**. Plates will consist of Pulled Pork Sandwich, Coleslaw, Chips, and Drink for the low-low price of \$6. You may eat-in or take-out. The winner of the **Save Our Pool** raffle will be announced on this day

The **Pool Season** will start **Saturday, June 4**. Please make note of our new concession stand hours. This change was made due to lack of demand during week hours. We will monitor the need and change accordingly if/when necessary.

POOL HOURS

Tuesday–Sunday
2 PM-8 PM



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ProScape offers year round landscape services such as: Grounds Maintenance, Irrigation Installation and Maintenance (LI0019773), Landscape Design & Installation, and Bush & Tree Trimming. We are recommended by Barbara Rierson, a resident in the Royal Ridge area.

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
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CONCESSION STAND HOURS
Tuesday–Friday, 10 Minutes on the hour
Saturday–Sunday, 3 PM–7 PM

We will kick-off our monthly summer events beginning with our **3rd Annual Summer Bash** on **June 25**. We attempted Movie Night last year and due to technical difficulties with sound, we were unable to offer more. We hope to have this obstacle taken care of and possibly offer a Movie Night once a month. Our Teen Nights continue to be a success. We will host once again each month this summer. We will end the pool season with our **Farewell to Summer Luau** on **August 20**.

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

POOL PARTY RENTAL RATES
\$50 an hour
Includes Staff for up to 24 Swimmers
\$65 an Hour
Includes Staff for 25-49 Swimmers

We will continue to strive to make your experience at our facilities a favorable one and look forward to an AWESOME season filled with fun and great memories. Be Cool and Join The Poo!!

MARK YOUR CALENDARS!

Clubhouse/Pool Open House - Open to All
Saturday - Monday
May 28 - May 30
2:00 PM - 8:00 PM

Fundraiser Plate Sale
Saturday, May 28
2:00 PM - 5:00 PM

Pool Season
Starts June 4

3rd Annual Summer Bash
June 25

Neighborhood News

GARDEN HOMES I

Polly-Dee Burrowes, Reporter, 599-1352

Welcome to **Jaime Saenz** and **Amanda Delgado**, our new neighbors on Archwood. They love the neighborhood and look forward to meeting more of their neighbors as time passes.

During the garage sale weekend we learned

about the passing of **George Wilcox** after a lengthy illness. He was a resident on Royal Ridge Drive and formally a financial advisor. We extend deep condolences to his family.

Gary Harmon, Jr talked with **Mariana Morris** who used to live on Royal Ridge Drive with her husband **Earl**. They moved to Florida several years ago to be with her sisters. She was as bubbly as ever and said that Earl was still dealing with loss of hearing and Alzheimer's. She sends regards to her Royal Ridge friends.

Garden Homes I is looking for a new person to serve as their reporter. If you have an interest, want additional information or would like to volunteer, please contact **Polly-Dee**. It is only a short article six times a year.

GARDEN HOMES II

Janet Latiolais, Reporter, 655-1873

Hello neighbors...what a delightful Spring we've had. Our neighborhood has been a kaleidoscope of beautiful colored flowers! Fiesta was nice this year, despite the morning rains; **Bill** and **Anita Moore** took in the annual Fiesta in Blue program at Laurie Auditorium. Bill was personally serenaded by one of the lovely "Victory Belles" who came from New Orleans to entertain the audience. If you've not taken in one of these performances, you are missing out on some great entertainment!

On a sad note, sweet neighbors, **Mary Ellen Robiek** passed in April as did **Elizabeth Samuels**. Both **Father Dan Majerus** will continue to stay here as will **Elliott Samuels**. I knew both ladies on a casual basis, both were interesting, dynamic women who lived most interesting lives.

And, our friend, **Flip Flippin** won't be coming home since his accident some time ago. He has not been able to recover from his fall. Be aware, there are many neighbors just in our section who are in to their nineties; another reason to know your neighbor as well as being alert when you walk each day.

Two ladies are now retired from their years of work. **Gloria Matheny** and **Linda Pritchett** are ready to undertake new adventures in their lives. They both plan to begin taking in monthly Royal Ridge ladies luncheon. The luncheons are having a better response through word of mouth than by newsletter invitation. At this time, ladies from Patio Homes I and Garden Homes II comprise the attendance.

Lee Mays, Garden Homes II president, dropped off some information at your door recently concerning the restrictive covenants. Please take time and read these proposals over prior to the **Semi-Annual Meeting** on **Sunday, June 26**, at **4 PM**. This is also our **Annual BBQ meal**. Please

come; your input is important to our section of Royal Ridge. Lee has done a lot of work and put in a lot of time for our neighborhood; we need to support him by attending this meeting.

Don't forget to sign up to join the Recreational Club house over Memorial Day weekend when the staff does the annual open house. We're lucky to have such a nice facility. If you have any news or information, please call me before the next newsletter. Thanks.

PATIO HOMES I

Catherine "Taffy" Haenze, Reporter, 424-0110

See the phone number with my name? It's for you to use so I can share your good or sad news with the rest of Patio Homes I.

Our safety depends on a friendly neighborhood. Several years ago, a neighbor saw furniture, a computer and other things being taken from the house next door. He didn't know their name or have any phone number to call. He had no way to know they were brazen daytime buglers. Have you put your home in that position? Get to know, at least, the neighbors in your quadraplex. I'd sure want someone to call me if they saw my things marching out in the middle of the day.

Thank you **Donna** for persisting in bringing my wayward dog home. How he got his chesty body under the small opening in the garage door is a marvel.

We have new neighbors on Royal Ridge, **Jason** and **Pamela Roberts** and their three children. The children will be going to Royal Ridge Elementary School this fall. I, for one, am delighted to see and hear more children. It livens up the neighborhood.

Several of us went to see The Air Force Band of the Southwest-Blue. The entire gathering was on their feet by the time the "Victory Belles" were through. Put it on your calendar for next Fiesta time and I will give us all a heads up for remembrance. Well, I thought I was going to have the second month with no speeders. WRONG. Just 2 days ago some man sped past the three of us and the pup. He was going so fast he had to slow for the corner. Fifteen miles an hour is the majority agreed upon speed in the alley. Please, children and us silver haired folks just cannot jump fast enough out of the way.

And lastly, you ladies who are "free" during the day (or at least sometimes) are invited to the Royal Ridge Ladies Luncheon. It's a come as you are when you can. A different lady chooses the restaurant and the day during the week. We go to a different place each month. We stay fairly close to home. On April 21, we went to the Asian Buffet on Austin Highway. I'm not alone in saying the food was delicious and I ate too much...but I don't regret it. Join us next

month on a Monday. Call me or **Janet Latiolais** for more details.

PATIO HOMES II

Wanda Espinosa, Reporter, 382-0613

Email: wandamespinosa@gmail.com

The Board of Patio Homes II would like to thank everyone for being proactive and getting their trim ready for painting which began on May 1. Specials thanks to **Doug Obeck** and **Roger Martin** for all their hard work in getting the bids together and finding the right contractor for the job. It is a huge undertaking and a lot of hours were spent by both men on this task.. We also want to thank our homeowners for taking care of their yards and getting debris from the trees. We appreciate you being mindful of you neighbors and taking pride in your yard.

As a reminder we need to make sure that we place our recycle and trash cans out of site. Leaving them out is unsightly, please make sure we store them in the garage or yard. Remember, if you need smaller cans you just need to contact the number on your bill for Waste Management and they will make arrangements to get you the smaller cans if space is an issue. Also remember to check your back lights to make sure the photo cell is working correctly. Having these lights in working order will aide in keeping away criminal activity.

We have quite a few new neighbors to welcome to our Patio II Homes. On Grandwood we have **Nelida Acevedo** and family; and **Michelley Dilworth**. We also have **Diana Felder** and family on Archwood. If you see them out make them feel welcome. I have only met Nelida who is our immediate new neighbor. I will try to get some goodies to our other new neighbors as soon as my foot heals. I took a fall Easter Eve, hours before we had approximately 30 guests over. What a day, but my husband and children pulled it all together. It is wonderful when you can celebrate these Holidays with your family and friends.

Kathie and **Doug Obeck** traveled to Pensacola, Florida recently. It was a long trip due to the rain in Louisiana, but they enjoyed it. They are headed off on another adventure here shortly.

If you would like to let me know of your travels, feel free to email or call me. Email is the best method of getting me information as I do have a few senior moments. You can send it to me at wandamespinosa@gmail.com. I will get back with you quickly. This is my first article and I relish your input so that we can keep each other abreast of news concerning our residents.

It saddens me to hear of the passing of **Ed Klonek** on Archwood. He was a longtime resident. Remember his family in your prayers.

DIRECTORY

Recorder Staff

Editor (News) Gary H. Harmon, Jr 884-6926
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 Debbie Kennedy 219-2426
Secretary **Volunteer Needed**
Treasurer Deborah Edens 861-9512
Board Member Brenda Littleton 410-0609
Board Member Frances Jones 653-8206
Board Member Christine Maldonado 471-8834
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

Patio Homes I Terry Maloney 653-6779
Patio Homes II Sue Hassell 601-6936
Garden Homes I Bobby Younts 655-6670
Garden Homes II Lee Mays 967-6501
Inwood Place Korie Archibeque 585-1733
Royal Ridge I Tom Minkley 650-3467
Royal Ridge II Pam Mahan 657-3567
GVH/Pulte Jimmy Vaughn 474-0165

Royal Ridge Citizens-on-Patrol (COP)

Coordinator Bob Robbins 655-4226

CALENDAR

May 2016

*No Monthly Social in May

02 Mon Save Our Pool Campaign-Starts
10 Tue 7:00 PM, Citizen's-on-Patrol Meeting
13 Fri 7:00 PM, Tripoley
15 Sun Save Our Pool Campaign-Ends
17 Tue 6:30 PM, RR Recreational Club Meeting
28 Sat 2:00-8:00 PM, RRRC Club & Pool Open House
28 Sat 2:00-5:00 PM, RRRC Fundraiser Plate Sale
29 Sun 2:00-8:00 PM, RRRC Club & Pool Open House
30 Mon 2:00-8:00 PM, RRRC Club & Pool Open House

June 2016

04 Sat RRRC Pool Opens for Summer!
10 Fri 7:00 PM, Tripoley
14 Tue 7:00 PM, Citizen's-on-Patrol Meeting
21 Tue 6:30 PM, RR Recreational Club Meeting
24 Fri 5:30 PM, Monthly Social
25 Sat *Royal Ridge Recorder* Articles Due
25 Sat RRRC 3rd Annual Summer Bash
26 Sun 4:00 PM, GHII Semi-Annual Mtg & BBQ

July 2016

12 Tue 7:00 PM, Citizen's-on-Patrol Meeting
08 Fri 7:00 PM, Tripoley
19 Tue 6:30 PM, RR Recreational Club Meeting
22 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 **862-9833**

WANTED

Seeking stationary exercise bike and/or treadmill.
Maria **268-8422**

VOLUNTEER - PHII DELIVERY

We need a volunteer from Patio Homes II to deliver the *Royal Ridge Recorder* in the PHII area. Only six times a year.
Call Jeanette Gittinger **656-0656**.

VOLUNTEER - GHI REPORTER

We need a volunteer from the Garden Homes I area to write a short article for the *Royal Ridge Recorder*. Only six times a year. Call Polly-Dee **599-1352**.

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!

GARDEN HOMES II SEMI-ANNUAL MEETING AND BBQ

Sunday, May 26
4 PM
RRR Clubhouse