



# Huntington Place Newsletter

## CURB APPEAL

**Dress up the front door**  
Your home's front entry is the focal point of its curb appeal. Make a statement by giving your front door a blast of color with paint or by installing a custom wood door. Clean off any dirty spots around the knob, and use metal polish on the door fixtures. Your entry should also reflect the home's interior, so choose a swag or a wreath that reflects your personal style.



**Add Christmas decorations**  
It is normal to begin decorating on the day after Thanksgiving. Because of the calendar this year, some homeowners started earlier. Decorations add to the

holiday feeling and bring joy to you and your neighbors. It is normal to remove holiday decorations by January 6.

**Trim the trees and bushes**  
Putting up the Christmas lights will be more enjoyable if the unruly bushes and overgrown trees are cut back ahead of time. Researching the specific type of bush or tree can help homeowners know when and how to prune.

**Replace old hardware**  
House numbers, the entry door lockset, and an overhead light fixture are all elements that can add style and interest to your home's exterior curb appeal. If they are out of date or dingy, your home may not be conveying the aesthetic you think it is. These elements add the most appeal when they function collectively, rather than as mix-and-match pieces. Oiled-bronze

finishes suit traditional homes, while brushed nickel suits more contemporary ones.

**Dress up the driveway**  
If your driveway is cracked or stained or has vegetation sprouting from it, you can upgrade it for curb appeal without doing a complete redo. Repair the cracks, kill the weeds, and powerwash the dirt and stains. Dress it up by staining the concrete or affixing flagstones. Add stone, brick, or pavers to the sides of the driveway to widen it with flair (after getting approval from the ACC :).

Source: [bhg.com](http://bhg.com)

## MAINTAINING THE AIR CONDITIONER DRAIN

Prevent clogs and leaks from occurring in your air conditioner drain by cleaning your condensate line monthly. Remove the plug that is located in your house, near the air handler unit. Slowly pour six ounces of vinegar into it. Most air conditioner condensate drains are slow to

clog, taking as long as two years, but putting vinegar in the drain line every few months assures that it remains clear.

A condensate drain that is working properly drips any time that an air conditioner is in use. In our subdivision, a 1/2-inch or 3/4-inch PVC pipe extends from

your house about 2 inches from the ground. It will drip any time your air conditioner is running. The emergency PVC pipe is located above your front door or your back patio door. If this is dripping, your main line is already blocked.

Source: [homestructions.com](http://homestructions.com)

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### Keep Informed!

- Facebook: [Huntington Place HOA](#)
- [Nextdoor.com](#)—notes from our neighbors and neighbors in surrounding areas
- News E-blasts—make sure your profile is updated on the Resident Portal—set up through the [huntingtonplacehoa.com](http://huntingtonplacehoa.com) website

## WHEN TO PRUNE OAK TREES

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The Texas Forest Service will tell you that the riskiest time to prune oaks is from February 1st through June 15th. Fall and winter is the best time to have your oaks properly pruned.

Once your tree has contracted oak wilt, did you know that it can spread to neighboring oaks and slowly kill them as well?

If your neighbors are pruning their oaks in the spring, your oak trees will be more susceptible to the disease as well. It is okay to prune off dead branches and

twigs less than 2" in diameter as needed.

Injury caused by bark feeding insects is one of the most common ways disease enters a tree. Oak wilt is an especially insidious disease that is easily transmitted and can kill a tree in a single growing season. It affects mostly Live Oaks and Red Oaks.

Oak wilt is caused by the spores of a fungus. It is carried from tree to tree by small beetles that feed on that fungus. It can also be introduced to a healthy tree

by tools that were previously used on an infected tree. A rapid yellowing of the outer leaves near the top in mid-late spring is an indicator of this disease.

Source: [Preservationtree.com](http://Preservationtree.com)



## CARING FOR YOUR GARAGE DOOR

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Regular maintenance to the garage door and all of the components is crucial to get the maximum life from your garage door system. Maintenance to your garage door system should be done twice per year.

When performing maintenance, start with the rollers, spraying each roller with a quality garage

door lubricant. Spray each hinge with the same garage door lubricant.

*"Maintenance to your garage door system should be done twice per year."*

Work your way up to the end and center bearing plates, spring bar/torsion tube, and finally to

the spring(s). Be liberal with the lubricant so that it will penetrate the parts well.

Be sure to wipe the excess off of the door so that it does not drip on your car. Lubricating your garage door parts will help prevent rusting and dust and dirt from building up on the parts causing premature failure.

## PARKING

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It is a common courtesy to refrain from parking in front of your neighbor's home. It is also an HOA guideline. Your visitors should also park in front of your house or in your driveway whenever possible. When hosting a special event, let your neighbors know that you will

need expanded parking. This practice also prevents suspicious vehicle concerns by your neighbors. In all circumstances, cars must be parked parallel to the curb. Thank a geometry teacher for knowing what this means :)



## WATERING TIPS

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Finding the right balance for watering your lawn can take some work. These guidelines from The San Antonio Water System can help you maintain a lawn that looks good throughout the year.

Water only when needed. Look at the grass, feel the soil, or use a soil moisture meter to determine when to water.

Do not over-water. Water needs vary greatly by season, grass species and amount of shade, so keeping the same settings year-round will result in over-watering. As a general rule, three-fourths of an inch of water per week on St. Augustine or Zoysia grasses that are

in full sun is sufficient for the summer.

St. Augustine and Zoysia only need one-half of an inch of water per week if they are in the shade. Bermuda grass and buffalo grass, both of which can only grow in full sun, require one-half of an inch per week. In the fall, spring and winter, these recommendations can be reduced or eliminated, depending on the weather.

Water lawns early in the morning during the hotter summer months. Otherwise, much of the water used can simply evaporate. Watering by hand-held hose or with a 5-gallon bucket is allowed any time, but water waste is prohibited at all times. Water waste occurs when water runs onto the pavement.

Use drip-irrigation systems for bedded plants, trees and shrubs, or turn the flat, green soaking hoses upside down so the holes are on the bottom. This will help prevent evaporation.

Source: Saws.org



## ARCHITECTURAL CONTROL COMMITTEE

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The Architectural Control Committee, ACC, must review all improvements and new construction within Huntington Place. Submit plans 30 days prior to the commencement of the project. Be aware that any projects started or completed without the approval of the ACC may be subject to be removed at your expense and converted back to the original state of compliance. The ACC process is as follows:

1. The owner contacts the DAMC office and requests the appropriate ACC form. The form is also available under Documents on the Huntington Place HOA

Resident Portal.

2. The owner fills out the form and submits all supporting documentation to acc@damctx.com.

3. The DAMC will forward the request to the head of the ACC.

4. The head of the ACC will meet with the committee and a decision will be made on the request.

5. When the decision is finalized, the head of the ACC will inform DAMC of

*“Submit plans 30 days prior to the commencement of the project.”*

the decision by email. In some cases, a conditional approval may be granted with required changes for compliance.

6. DAMC will write a letter and mail it to the owner.

7. The owner, upon completion of the project, will submit pictures of the project to acc@damctx.com. The project will not be closed out until the pictures are submitted.

## TRASH CANS

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Trash cans need to be stored in a location that cannot be seen from the street. Cans should be placed on the curb the night before the pickup date. Cans need to return to their storage area the same day as the trash pickup.





## ABOUT HUNTINGTON PLACE

*Community associations are created to provide exclusive benefits to the owners within a specific real estate development. The responsibilities may vary with each community, and are in accordance with the desires of the association members and their elected Board of Directors. Our Management Company is Diamond Association Management and Consulting (DAMC).*

### THE OAKS \* THE PARK \* THE WOODLANDS

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<http://www.HuntingtonPlaceHOA.com>



## HOME MAINTENANCE CHECKLIST

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In every newsletter, we will include a list of things you should do for regular maintenance for your home. After you have read the newsletter, pin this page up in your garage to serve as a reminder.

If you have a home maintenance tip, send it in an email to [Manager@damctx.com](mailto:Manager@damctx.com) for possible inclusion in future newsletters.

### November

- ◇ Inspect/change AC filter
- ◇ Clean kitchen sink disposal
- ◇ Clean the range hood filters
- ◇ Inspect your fire extinguisher
- ◇ Flush the hot water heater and remove sediment
- ◇ Service HVAC for winter
- ◇ Clean the chimney
- ◇ Check driveway for cracks

### December

- ◇ Inspect/change AC filter
- ◇ Clean kitchen sink disposal
- ◇ Oil garage door tracks
- ◇ Insulate outdoor water valves (during freezes)
- ◇ Replace the smoke alarm batteries (if you did not do this when we 'fall back')
- ◇ Maintain the overflow drain in your AC unit
- ◇ Turn off the sprinkler system

Source: Home Repair Resource Center