



# Huntington Place Newsletter

## PRESIDENT’S REPORT

By Marilyn Choate

Spring is almost here! We are currently ordering new seasonal flowers and we will be trimming or replacing established plants where necessary. We will be replacing the worn out borders along all our xeriscaped areas. The new border will be an attractive cut stone that is much more cost effective.

### Fencing

The Vistas Apartments fence has not been properly maintained. The damaged fence has been a problem for homeowners in the Oaks III area. One of our homeowners has done an outstanding job to remedy the problem. Resident Jay Jones has worked closely with SAPD, District 8, Code Compliance, our SAFFE officer and the complex managers. Thank you Jay for your commitment to resolving this matter!

### Maintenance

As we roll into spring and summer, it is time to care for your lawns, gardens and structures. The care and attention you give to your property reflects well on you and the neighborhood. Thanks for following all HOA guidelines for property maintenance and improvement.

### Zoning

There is no new update on the zoning change request made by Weingarten. We will continue to keep homeowners informed as new information is received.

### Trash Cans

The number one homeowner complaint relayed to board members concerns trash cans that are left in view. Remember: trash cans can only be out front on trash pickup days. 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 be returned to their storage area the same day as the trash pickup.

### Animals

Article 10. Animals “No Animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. Exception: two dogs, two cats and/or two other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. All pets must be attended and on a leash, except when within the confines of a residence or fenced area. No pet shall be allowed to roam the subdivision. Incessant barking or howling of pets shall be deemed a nuisance and is prohibited. Owners of pets must remove the excrement of their pet from streets, sidewalks, and yards.”

## NEIGHBORHOOD SECURITY

By Brian Howell - [jbrianhowellhp@gmail.com](mailto:jbrianhowellhp@gmail.com).

No neighborhood is immune to crime. However, there is one characteristic of a neighborhood that considerably decreases crime: communication from close-knit, observant neighbors. It is the communication with each other and law enforcement that is the best deterrent to crime.

Please consider joining our



voluntary Citizens On Patrol (COP) group in Huntington Place. It is free, painless and a great way to better your neighborhood and meet your neighbors. For more information, please DM me (Brian Howell) on Nextdoor.com or send me an email at the address above.

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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

## ADDING CURB APPEAL

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In April, August, and December, the Curb Appeal Committee judges homes in our neighborhood. Who will get the coveted sign on their lawn on April 15? The committee looks at:

- clean driveways and sidewalks
- healthy and edged lawns
- Trimmed foliage
- Window screens

While your maintaining your house, here are three ways to make the front of your home more attractive.

### Create Symmetry

Symmetry is not only pleasing to the eye, it is also the simplest to arrange. Symmetrical compositions

of light fixtures and front-door accents create welcoming entryways and boost curb appeal.

### Install Outdoor Lighting

Low-voltage landscape lighting makes a huge impact on your home's curb appeal while also providing safety and security. Fixtures can add accent lighting to trees or the house. They can also illuminate a walking path. Solar



fixtures, though not as bright or reliable, provide a nice alternative when wired lighting is not an option.

### Renew Planter Beds

Get garden beds into shape by pruning growth, pulling weeds, planting flowers, and adding new mulch to restore color that was taken away by sunlight and harsh weather. If stone or brick borders your bed, consider cleaning and resetting any pieces that are soiled or dislodged. If your border is old or tired-looking, try upgrading to stone or a decorative cast-concrete edging system for improved curb appeal. Source: bhg.com

## LAWN MAINTENANCE, WATERING, AND TREE TRIMMING

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### Lawn Maintenance

Lawns need weekly maintenance. At a minimum, make sure to mow, edge, and sweep at least twice a month. Your neighbors will be appreciative when you make sure that leaves and grass cuttings are not blown into the street. Thanks for doing your part to keep our subdivision beautiful. Plan to fertilize in April. Also, use a pre-emergent weed control.

### Watering

SAWS recommends that homeowners wait until April to turn on irrigation

systems. Lawns emerge from dormancy in April. Current rainfall has been sufficient for March. Too much watering in March will promote weed growth. SAWS also provides

*"Too much watering in March will promote weed growth."*

watersaver coupons (through May 31) for customers that choose to replace grassy areas with drought-tolerant garden beds. See the SAWS website for

more details. Make sure to submit any front yard garden changes to the ACC.

### Tree Trimming

The Texas Forest Service reports that the riskiest time to prune oaks is from February 1st through June 15th. Fall and winter are the best times to have your oaks properly pruned. It is okay to prune off dead branches and twigs less than 2" in diameter as needed. You should also trim any branches that can cause damage to the house or shingles. Make sure that any tools you use have been cleaned to prevent oak wilt.

## ACC NEEDS YOU

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Your fellow Huntington Place homeowners could use some help! The Architectural Control Committee (ACC) is looking for new members to help review requests for improvements to properties in our subdivision. The ACC provides a great service to our neighborhood. Committee members help us maintain quality standards for our home im-

provements, which in turn adds to the resale value of our homes. The commitment time averages 4 hours a month. It is a volunteer, unpaid duty. The people interested should be individuals who will follow the ACC guidelines. If you would like to join the ACC, please contact DAMC at [manager@damctx.com](mailto:manager@damctx.com). The manager will ensure your con-

tact information gets to the committee.



## CABLING

So now that the streets have been trenched (small, .5" trench) and the cable laid, what does it mean for the neighborhood? I found the following information at:

<https://fiber.google.com/cities/sanantonio/>

"In San Antonio, Google Fiber offers a gigabit Internet plan for \$70 a month. ...with a Fiber 1000 plan, you'll get Internet speeds up to 1 gigabit per second." Google fiber will offer another source for internet and television. You can add yourself to a mailing list on the website to find out when it will be available in our neighborhood.

## HOME COSTS SA

The median home value in San Antonio is \$185,085. San Antonio home values have gone up 4.5% over the past year and Zillow predicts they will rise 4.2% within the next year.

The median list price per square foot in San Antonio is \$124, which is lower than the San Antonio-New Braunfels Metro average of \$131. The median price of homes currently listed in San Antonio is \$235,000.

The statistics above reflect data collected through January 31, 2020.

Source: [www.zillow.com](http://www.zillow.com)

## RATINGS

*AreaVibes.com*

Huntington Place has a livability rating of 82 with a median home value of \$214,550. Go to the site and rate our neighborhood.

*Trulia.com*

Homeowners have posted positive comments on location. The neighborhood also receives recognition for well-kept yards.

*Neighborhoods.com*

Our neighborhood is described as having large homes that are reasonably priced. According to this site, the average cost per square foot (data from 2019) is \$93.00.

## FIESTA 16 REGAL CINEMA

The theatre opened on October 25, 1996. It was the largest theatre in San Antonio for awhile. Those of us who lived here at that time enjoyed having a first class theatre within walking distance. As new theatres were built in San Antonio, Fiesta 16 lost some of its appeal. Now, it shows second release movies at a discount price.

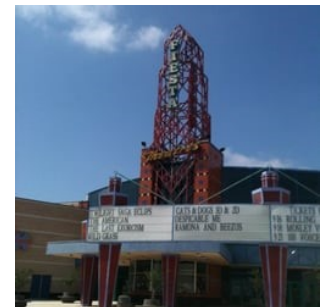
All Huntington Place homeowners received the information about the potential zoning change. There is

the possibility that the 10.4 acre lot could be converted to an apartment complex. The News4SanAntonio website quoted our HOA newsletter in the story it released on February 11. To date, there have been no changes. HOA Board Members

*"It was the largest theatre in San Antonio for awhile."*

will be meeting with our local representative in the near future.

Sources: HOA Newsletter, news4sanantonio.com, virtualbx.com



## CPS ENERGY CONSERVATION TIPS

CPS offers a variety of strategies to help you lower your utility bill.

Use fans. Fans make a room feel 4° to 6° cooler. Run your ceiling fan blades in a counter-clockwise direction (as you look up at the fan.) Use a high speed to blow air straight down and get the best effect.

Keep out the sun and hot air by making

sure your windows and doors are closed tightly. Close blinds or drapes on windows that get direct sunlight. Shade your outside AC units or condensers.

Limit your use of the vent fans above your stove and in your bathroom because they pull in hot outside air, making your AC work harder.

Check and/or replace your air filters every two weeks - May through October. Have your system inspected by a licensed and bonded professional at least twice a year - spring and fall.

Keep your refrigerator and freezer full, even if you just use bottles of water. A full refrigerator uses less energy.

Source: [www.cpsenergy.com](http://www.cpsenergy.com)



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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14603 Huebner Road, Building 40
San Antonio, TX 78230

Phone: (210) 561-0606
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E-Mail: Manager@damctx.com
Web Site: www.DAMCTX.com

Office Hours:
Monday - Friday
8:30 am to 5:00 pm
Closed major holidays

HOA website:
http://www.HuntingtonPlaceHOA.com

SAPD Contact numbers:
For observed suspicious activity, people or vehicles:
210-207-7273
For observed crime happening:
911

Newsletter Editor:
Bill Telford



HOME MAINTENANCE CHECKLIST

Every newsletter 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
for possible inclusion in future newsletters.

Spring Maintenance Tips

Monthly

- Maintain the overflow drain in your AC unit
Inspect/change AC filter
Clean kitchen sink disposal
Inspect your fire extinguisher

March

- Fertilize your lawn
Apply a pre-emergent weed killer to your lawn
Replace smoke alarm batteries
Flush your hot water heater (especially if you do not have soft water)

April

- Turn on your irrigation system
Powerwash your driveway and front walk area
Clean gutters
Check the house for rotting wood
Check for bad caulking around windows, doors
Trim bushes and shrubs
Trim branches that could damage the roof, house

May

- Clean windows and their frames
Oil garage door tracks
Inspect the exterior of your house
Service HVAC for the summer
Repair damaged window screens

Source: Home Repair Resource Center

