



# Huntington Place Newsletter

## PRESIDENT’S REPORT

By Marilyn Choate

Dear Neighbors,

The overall charm of our established neighborhood is a reflection of just how many great homeowners we have living in our neighborhood. Our homes, nestled under tree-lined streets are a big investment.

To maintain property values, every property owner needs to respect our community standards and rules. Meeting or exceeding our standards by following our rules is of the upmost importance and appreciated by everyone. Thank you to all our great homeowners for your notable efforts.

Volunteers have a selfless sense of wanting to give

back to their community. In this day and age, few folks are still committed to giving and helping without expecting anything in return.

Thank you to all our volunteers for giving our community your time and talent. You are creating a close knit, beloved community that helps keep Huntington Place an attractive, appealing and safe place to live.

I have listed our volunteers and the year they began serving.

### Board of Directors

Marilyn Choate - 2006  
Jerry Buecher - 2007  
Robin Joyner - 2006

### Architectural Control Committee

Idan Mazuz - 2015

Carlos Gonzalez - 2018  
Mike Harding - 2018  
Sharon Sutton - 2020  
**Newsletter**

Bill Telford - 2019  
**Nominating Committee**

Monica Schultz - 2017

Brian Howell - 2019

Chris Miller - 2009

**Citizens on Patrol**

Brian Howell - 2015

**Park**

Denice Hoggatt - 2018

Patti Wampler - 2018

We are looking for volunteers for the following committees: *Curb Appeal Committee, Architectural Control Committee, and Nature Park Committee.*

Contact our DAMC representative, Rodney Herrera (who has been doing a great job for us for 11 years!) His contact information is on the back of the newsletter.

## SOCIAL COMMITTEE

By Tim and Ashley Mazzanti— email: [SocialCommittee.HPHOA@gmail.com](mailto:SocialCommittee.HPHOA@gmail.com)

Hello! We are your new Social Committee for Huntington Place HOA. Tim is a Financial Advisor working for JP Morgan/Chase. Tim enjoys running - you may see him running along Vance Jackson and in Oaks 1. Ashley is a stay at home parent involved in volun-

teer work with La Leche League, Babywearing Dance, and PTA for Locke Hill Elementary. We have 4 children: Jameson (9), Josiah (7), Jove (4) and Jane (1). We also have 2 dogs and a cat.

We have been residents in

Oaks 1 since May 2014.

We are excited to bring a little bit of fun and sense of community to Huntington Place with the social committee! We are always open to any suggestions for events/activities.

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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*

# HOW TO ORGANIZE YOUR PANTRY

By Hannah Doolin and Madison Flager - Delish.com—April 9, 2021

Most of our homes in Huntington Place came with a large pantry. Is your pantry starting to get out of control? Here are a few tips.

## Coordinate your containers.

Consistency is key to giving your pantry a clean, streamlined look, so start with your storage supplies. Matching canisters in various sizes look great and keep everything in its proper place.

## Do a sweep of your spices.

Chances are you have about six jars of cinnamon hiding in your spice cabinet. Free up much-needed space by going through all your seasonings and tossing duplicates and any old or expired jars.

## Stock up on clear jars.

Grains, nuts and flours come in bags and containers of all shapes and sizes, which can be awkward to store and create un-

wanted clutter. Pour them into pretty glass jars instead to avoid the eyesore.

## Embrace baskets.

Neatly labeled baskets are a major component of expert organization. No more causing an avalanche while digging



through your pantry for the last box of pasta.

## Consolidate baking supplies.

There are plenty of pantry items that do not necessarily fit into a neat category. This is where bins come in. All those miscellaneous baking mixes and other odd ingredients can be corralled into one

place that is easy to pull out when it is time to use them.

## Put like items in plastic bins.

Load individually wrapped snacks into clear, plastic bins with drawers so you can throw together packed lunches in a flash. If you keep them at eye-level, kids can even help pick out their own treats to take to school.

## Label with washi tape.

If label makers are not your thing, keep the organization process simple by buying a few rolls of colorful washi tape. It comes in cute designs and is perfect for quickly labeling jars and other containers.

## Learn to love lazy susans

These old-school turntables are a bit out-of-date for your kitchen table, but they're ideal for keeping oils, sauces and other seasonings in order.

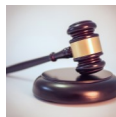
# LEGAL NOTES - OUR HOMEOWNER'S ASSOCIATION

By Scott Nelson, Attorney at Law - sdarnelson@gmail.com

Because we all bought homes in Huntington Place, we have legally consented to the restrictive covenants governing the use and occupancy of our property.

The restrictive covenants are not in place to punish any homeowner. They serve to protect all homeowners. A person's home is normally the largest investment they will make in their lives. The covenants are in place to protect that investment.

Covenants prevent your neighbor from painting their house neon pink, storing vehicles in their front yard, allowing their lawns to be overgrown, or storing trash in the front yard.



When a neighborhood maintains its covenants, property values increase. It only takes a few homes to bring down property values.

Additional covenants address the following:

- Annual assessment of \$300 a year
- Trash container times/location
- Pets - owner responsibilities
- No garage conversions
- No window A/C units
- Only 1 shed (w/ ACC approval)
- Parking parallel to the curb

The complete set of covenants is available on the resident portal.

# PREPPING FOR SPRING

By Lisa Cano—lisa.lisa@kw.com

It has been a long winter. Time to gear up for Spring and Summer! Here are some quick tips to make your home maintenance that much easier.

Test the content of your soil with a kit. Soil test kits are designed to determine levels of PH, nitrogen, potassium, phosphorous, and other micro/macronutrients in your soil. An accurate test will tell you how to amend your soil for optimum growing.

Tune up your lawnmower. If you did not already do it in the fall, drain your lawnmower of old fuel. Add fresh fuel, replace the spark plugs, clean/replace the air filter, change the oil, and sharpen the blades.

Sharpen the edges on your pruners, clippers, and digging tools. Lubricate any hand tools that have moving metal parts, then lightly coat the metal with mineral oil to prevent rust.

Inspect lawn furniture. Check wood parts for splintering, pests, rot, and other damage. Sand and repaint or re-stain these parts if necessary. Inspect cushions and covers and wash if possible.

Maintain fencing, gates, and other wood features. Replace warped or rotting pieces and repaint or re-stain where needed.

It is a seller's market. I will bring you real estate news in future issues.

# LAWN AND GARDEN

By various sources

## Christy Rohlf—Liberty Lawn and Landscaping (KSAT.com—3/2021—article by Julie Moreno)

“The more air in the soil, the better roots will begin to regrow and establish a healthy lawn. If you have St. Augustine turf, there may be spot/patch damage or large sections of death. Zoysia is the most cold-tolerant grass with Bermuda coming in second. St. Augustine is more susceptible to freeze damage and death.

In continuation with turf, chemical applications should be limited this year. Fertilizer should only be organic this year as the turf is extremely stressed and any high percentage rates for nitrogen, phosphorous, and potassium can stunt the roots and add more stress. Organic fertilizer should only be applied during April and May for springtime as this allows the turf to rejuvenate new growth for both roots and blades, as well as prepare for the summer heat.

Regarding weeds, all current weeds should be spot treated at the beginning of March, followed by a two-week recovery time. Weed control products such as weed & feed will greatly stress your turf and allow the possibility of disease and pests.”

## Calvin Finch, Gardening article in the Express-News - 2/22/2019

“Mowing starts in earnest in April. Mow St. Augustine to 3 inches tall, Bermuda to 1.5 inches, and Zoysia to 2

inches tall. Mow frequently enough that only one-third of the grass blade is removed at every mowing. Once per week is usually sufficient.

After you have mowed twice, it is time to fertilize the lawn. Use slow-release lawn fertilizer. The first number is the percentage of nitrogen. Apply 1 pound of nitrogen per 1,000 square feet. If the fertilizer has a 19-5-9 formula, that means about 5 pounds of fertilizer per 1,000 square feet. The bag will tell you what rate to set the spreader to achieve the right amount of nitrogen.

Chlorotic (yellow) grass is a common symptom of St. Augustine grass. It appears in spring when the soil is too cool for the roots to pick up iron. Chlorosis



will address itself with time and a change in weather or you can apply an iron chelate product by hose-end sprayer.”

## SAWS—March 2021 Water News

“Following February’s extreme weather, many people are worried about their plants and if they’ll survive. Luckily most plants were still dormant when the record-setting freezes set in. So their roots, trunks, branches and buds should have been protected. What to

expect:

- Subtropical and small leafy plants likely froze back to the ground, but many will probably survive.
- Palms and cycads may be in critical condition; if the centers or “heart” of them did not freeze, they’ll be OK.
- Leafy perennials such as spiderlilies, crinum and split leaf philodendron foliage may have turned to green mush. But don’t worry — they’ll likely survive.
- Citrus, depending on the species, will experience severe leaf loss. Unfortunately, Mexican lime and Improved Meyer lemon suffered the worst and will likely perish. What can you do for affected plants? Wait a couple of weeks before starting any pruning to determine if they’re still alive. Also, hold off on pruning shrubs and palm fronds until early April. The plants will tell you where to prune.”

## SAWS – April 2021 Water News

“Did the winter freeze decimate your landscape? Don’t despair. This is the perfect opportunity to make your yard more drought and cold resistant with plants that can handle our sizzling summers and weather our winters. Our suggestions are: turk’s cap, esperanza, fall aster, rock rose, Gregg mistflower, inland sea oats, pink skullcap, shrimp plant, mealy blue sage, scarlet sage, and mountain laurel.”

## REMINDERS FROM YOUR ACC

Carlos Gonzalez: [carlos@sarealty.com](mailto:carlos@sarealty.com)

We take great pride in our homes. Lawn and garden maintenance are a big part of the appearance of our homes. Here are a few reminders about lawn maintenance:

1. Lawns should be mowed weekly and no fewer than twice a month.
2. Lawn maintenance includes edging along the driveway and the sidewalk.
3. Homeowners should remove any

moss or mildew from driveways, front steps, and the sidewalk in front of their home.

4. Prune bushes to give them shape.
5. Use a weed eater around the home and fences.
6. Place all cuttings/leaves in your green recycle container.

When planning home renovations, make sure to receive prior permission from the Architectural Control Committee. Here are some areas where you should seek prior approval:

- 1) Exterior alterations.
- 2) Changing the paint color.
- 3) Roofing (sheds must match houses).
- 4) Any work involving a contractor.



HUNTINGTON PLACE

Our neighborhood consists of 582 households. The homeowner's association was created to provide exclusive benefits to the owners within our community. The elected Board of Directors oversees the neighborhood budget and coordinates landscaping, architectural control, and compliance with the covenants of the Association. Our Management Company is Diamond Association Management and Consulting (DAMC).

THE OAKS \* THE PARK \* THE WOODLANDS

Rodney Herrera, Association Manager
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San Antonio, TX 78230

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Fax: (210) 690-1125
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

Board of Directors
Marilyn Choate, President
Jerry Buecher
Robin Joyner

Newsletter Editor
Bill Telford
huntingtonplacenewsletter@gmail.com

Other Important Numbers

Schools:
Locke Hill Elementary - (210) 397-1600
Hobby Middle School - (210) 397-6300
Rawlinson Middle School - (210) 397-4900
Clark High School - (210) 397-5150

SA Police Department: (210) 207-7273
SA Crime Stoppers: (210) 224-7867
SA Fire Department: (210) 207-8400
Poison Control Center: (800) 222-1222
Parking Enforcement: (210) 207-3677

City of SA Hotline: 311
Emergency: 911
Locate utility lines before digging: 811

Councilman Manny Pelaez - (210) 207-7086
district8@sanantonio.gov

HOME MAINTENANCE CHECKLIST

By Bill Telford - huntingtonplacenewsletter@gmail.com

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 me for possible inclusion in future newsletters. You can also send me story ideas.



Spring Maintenance Tips

Monthly

- Change filter in the air handler
Clean kitchen sink disposal
Clean range hood filters
Inspect your fire extinguisher
Inspect/change AC filter
Maintain the overflow drain in your AC unit

March

- Clear dead plants from the house
Apply pre-emergent herbicides
Give your house a deep clean
Replace smoke alarm batteries
Test your water heater's pressure relief valve
Vacuum your refrigerator coils

April

- Lawn - Turn on automatic sprinklers/start watering
Lawn - begin mowing

- Check for bad caulking around windows, doors
Check house and garage for any rotting wood
Check the exterior drainage
Clean out gutters
Inspect roofing for damage or leaks
Powerwash your driveway and front walk area

May

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