



THE OAKS * THE PARK *
THE WOODLANDS

Huntington Place Newsletter

PRESIDENT’S REPORT

By Marilyn Choate

Hello Neighbors and Friends. How time flies. Can you believe Huntington Place is 28 years old? Our neighborhood has many beautifully updated properties. Our talented ACC has worked hand in hand with homeowners to help them accomplish their visions, while also bringing a good return on their investment. HOA committee members are volunteers, working hard to help HP be the very best place for all our residents to call home.

As homeowners, you can do your part by following the HOA rules, voicing your concerns, and working cooperatively with our HOA. Think about joining our COP program. Respond to correspondence from the HOA. All of us are focused on updating and improving our neighborhood.

Upcoming Addenda to our Covenants

From time to time, it is necessary to write addendums to our protective covenants. Please know, these efforts are time consuming for our committee members. They are not written to benefit a few;

they are written to benefit the entire neighborhood. It is necessary for all homeowners to submit their vote, by proxy, for newly proposed addenda. Your part is simple, so please take the necessary few minutes it takes to read and follow the easy instructions. Homeowners can always contact DAMC if they have questions or concerns. Either way, responding by proxy is necessary.

AC Overflow

Here is my yearly reminder: do not redirect the flow of water that comes out of the white pvc over your front or back door. It is your warning that your AC line is blocked. You need to unblock the line from your air handler unit. Also, make sure your ground overflow drains away from your foundation.

Be a Good Pet Owner

We have plenty of areas for dogs to explore. We have parks in the neighborhood and nearby. Remember that you are responsible for dog droppings so go prepared with your baggie and scoop, especially if your dog

likes to sniff your neighbor’s yard!

Parking rules

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 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.

ACC Guidelines

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.

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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* website

Who are you going to call?

Source: 311.sanantonio.gov/services

Need access to city services?

There's an app for that! You can download the city's 311 app and use it to report graffiti, broken street lights, damaged street signs, and potholes. You can also use it to report animal problems (aggressive, deceased, cruelty), garbage issues (no pick up or damaged cart), and problems with neighbors (junk vehicles, overgrown yards, garage sales without permits).



You can do the same thing from the

city's website. There are 85 topics from the alphabetical dropdown list. You can also pick from a categorical menu:

- Animals
- Graffiti & Waste Collection
- Health & Social Services
- Parks & Recreation
- Property Maintenance & Construction
- Transportation, Parking & Public Works

CITIZENS ON PATROL

Brian Howell - jbrianhowellhp@gmail.com

Huntington Place is in need of more volunteers for the Citizens on Patrol (COP) program. We are a group of volunteers and we are not run by



our HOA. We have seen our small group make an impact on the amount of crime that was happening in the neighborhood in the past 5 years. More eyes and ears make more of an impact on crime.

Nextdoor has video posts every week of strangers stealing packages from the front porch. Even garden gnomes are not safe. There are also posts about car break-ins.

Please consider joining the COP program. We want to increase our numbers and improve our organization of homeowners, especially those with security cameras. Remember: this is our neighborhood and we cannot expect others to have the same motivation to protect our property. Please contact me via the email above.

WELCOME TO SPRING

By www.preservationtree.com

Lawn Maintenance

Lawns need weekly maintenance. At a minimum, make sure to mow, edge, and sweep at least twice a month. Leaves and grass cuttings are not blown into the street. Use your green recycling bin. 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. See the SAWS website for more details. Make sure to submit any front yard gar-

den changes to the ACC.

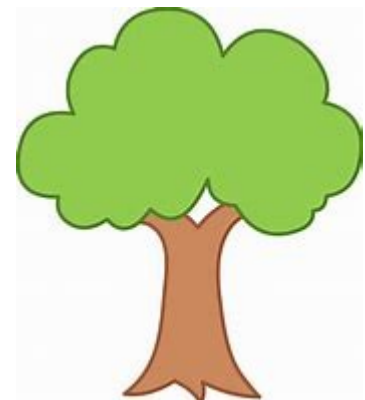
Tree Trimming

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.

Tree Trimming—HOA Rules

Your tree branches must be a mini-

mum of 15 feet above the street. This is also true of all branches that extend over the neighborhood fence on Vance Jackson.



REAL ESTATE

Lisa Cano - Lisa.Lisa@kw.com

The real estate market is hot in San Antonio. This is great for sellers. We are expecting slightly slower growth and more stable demand from buyers which makes it easier to make the transition from one house to the next. Two factors are affecting demand. Initially, more millennials are entering the market and buying their first home. Secondly, a remote work force allows people to pick their favorite cities to live, regardless of where their employers are based. And who would not love to live in San Antonio after all?

With inventory of houses being low, new home construction has increased. However, timelines from 4-6 months are a thing of the

past. Because of current supply chain issues, most new homes require between 9-12 months to complete. If you want a smooth transition, it takes good planning with your realtor to time the sale of your existing home with the completion date of your new one.

Mortgage rates are expected to increase somewhat due to increasing inflation expectations. If you have been on the fence if now is the right time for a move, give some serious thought to the real cost of waiting. Timing the market for the best rate could end up costing you in the long run. Mortgage refinancing will slow as mortgage rates rise. If you have been putting off refinanc-

ing, don't. You can cash out some of your equity now to get you in a strong financial position for the future. The best thing is to talk to a trusted lender that will give you both the pros and cons to make sure you are making the right decisions for your goals.

Inventory is still very low in Huntington Place and San Antonio. If you've been thinking of selling, now is the time. There is a shortage of homes currently listed for sale. This means you'll sell faster and for more money!

(economic forecast source: Dr. Luis Torres, Research Economist—Texas A&M University)

ODDS AND ENDS

By: Bill Telford—huntingtonplacenewsletter@gmail.com

Defrosting Your Refrigerator or Freezer

After a very bad experience with a refrigerator repair (3 months, long story), I learned a lot about defrosting my appliances. A hand held steamer, usually used for steam cleaning, works much faster than a hair dryer. Also, there is a small hole at the bottom of your appliance that allows the water to drain out of the cabinet. You may defrost the coils but this hole may still contain ice. When you plug in the freezer, the water collects daily and the problem returns. You need to take off the back panel of the freezer and make sure the drain hole is unobstructed.

New Signs Up

Thanks to everyone who has been keeping an eye on Fiesta 16 and

reporting problems. The trash and graffiti on the side are gone. New signs warn away trespassers and parked trucks (still there, but fewer). There is a sense that the property is being watched now.

Aluminum Studs

At the last homeowner's meeting, it was the general consensus that Rayco used aluminum studs until the company became KB Homes in 1997. Then, it is believed that wooden studs were used.

Fake Grass?

The ACC has created guidelines for those who would like to install artificial turf in their front yard. When done correctly, it can look very striking and last a long time.

What is your expertise?

Plumbing, landscaping, hardware, lawn maintenance, decorating, real estate—If you have an area of expertise that lends itself to this newsletter, send me a story or a story idea to my email. I will be glad to edit your work for publishing.

T-Mobile

#662# will work to block calls. Verizon and AT&T customers need to research the technique for their phones.

Any Cool Interior Upgrades?

Send me a picture and a description of what changes you made and I can feature you in our newsletter. Let us share our cool ideas.



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).

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Rodney Herrera, Association Manager
14603 Huebner Road, Building 40
San Antonio, TX 78230

Phone: (210) 561-0606
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.



Summer 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

January

- Check all locks and deadbolts
Test your GFCI outlets
Tighten doors, door handles, knobs
Prune oak trees

February

- Check caulking around showers and bathtubs
Clean showerheads
Develop a plan for next summer's home improvements

March

- Clear dead plants from the house
Apply preemergent herbicides
Give your house a deep clean
Spring pruning of roses
Replace smoke alarm batteries
Test your water heater's pressure relief valve
Vacuum your refrigerator coils
Trim trees, bushes, shrubs
Clean gutters