



# Huntington Place Newsletter

## PRESIDENT’S REPORT

By Marilyn Choate

Happy Spring! I am using my message this issue to reinforce some very important rules and share a little homeowner information.

### Speed Limits

Remember that the speed limit in the subdivision is 30 mph, though 25 mph is recommended, especially around curves. The speed limit on Vance Jackson is 40 mph. There is one curve on Vance-Jackson where the speed limit changes to 35. We need to keep pedestrians safe and make sure we adhere to these speeds.

### Fiesta 16

The Koontz company is responsible for the new construction that will be coming. A representative notified me that the company will start construction during the third or fourth quarter this year. It will be nice to finally have a light at Newoak Park. Maybe the additional light will slow down traffic and reduce the wall damage we have been experiencing from speeding cars.

### Upcoming Addendum

We plan to mail the proposed new covenant addendum soon. We are working hard to keep the information simple and easy to understand. Each property address will need to return one vote promptly on this very important update.

### Architectural Control Committee

Our restrictions require all exterior changes be approved by the Architectural Control Committee. Every resident benefits when a neighborhood’s ACC is managed properly. Our ACC has done an excellent job setting the standards that add value to our properties. We are very blessed to have such a talented and committed team.

Our ACC team enjoys their work but they could use a few more like minded neighbors that delight in a variety of home improvement projects. If you are dependable and a motivated self starter, this may be a perfect fit for you. Please contact DAMC at: manager@damctx.com or call 210-561-0606 if you are

interested in learning more about joining our ACC.

### Huntington Place Parking Rules

Parking is a big deal. Please help keep our streets cleared. All residents must adhere to our neighborhood’s parking rules. Residents need to Park 1st in your garage and 2nd in your driveway. Street parking in front of your house is for overflow short term parking only. It is not to be used as a regular parking space when there is room in your garage and/or driveway.

Please follow our parking rules and do not park your vehicles in the street or in front of your neighbor’s house without their permission. Our parking rule is legally enforced by our HOA. Please contact DAMC if you are experiencing parking issues. If you are violating our rule, please adjust your parking accordingly.

### Inside this issue:

Time to Fertilize	Pg. 2
Dog Rules	Pg. 2
Hey! Who Hit My Wall?	Pg. 2
Real Estate News	Pg. 3
Ball Moss	Pg. 3
Important Phone Numbers	Pg. 4
Home Maintenance Checklist	Pg. 4

### 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

# TIME TO FERTILIZE

Source websites: Texas A&M Agrilife Extension, Lawn and Petal, The Green Pinky, Bob Vila

---

All fertilizer packages must list three numbers (such as 16-4-8). These numbers—known as the fertilizer analysis—represent the percentage by weight of nitrogen, phosphorus and potassium in that order.

To accurately determine your lawn's nutrient needs for fertilizer application, have the soil tested by a soil testing laboratory. It is recommended that you have your soil tested every 3 years. If you have not had a soil test, apply a fertilizer that is four to six parts nitrogen, one part phosphorus and two to four parts potassium. A 16-4-8 fertilizer analysis would fall within this range.

In San Antonio, your first nitrogen application should occur around April 15. You should not fertilize after October 15.

## St. Augustine

The NPK ratio of 16-4-8 is ideal for growing St. Augustine grass. It contains 4% slow release nitrogen (methylene urea) that will continue to deliver nitrogen over an extended period of time as water slowly breaks down the nitrogen.

If you notice your St. Augustine start to yellow, it may mean your soil is low on iron. You can treat it with an iron sulfate or chelate foliar supplement to cor-

rect the nutrient deficiency and boost the green color in the blades.

## Zoysia

The ideal zoysia grass fertilizer will be a 15-0-15, 15-0-10, or 15-0-5 fertilizer mix.

## Bermuda

The best fertilizer for Bermuda grass will have an NPK ratio that is high in nitrogen, contains little or no phosphorus, and may include a small amount of potassium. For example, an NPK ratio of 16-0-8 works well.



# DOG RULES

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

---

Many people believe your dog can poop on another person's lawn, as long as you clean up after it. However, this is not how the San Antonio City Code reads. "An animal owner or keeper shall not walk an animal

without a leash restraint, and shall not guide or take animals onto the yards or driveways of property not owned, leased or occupied by the animal owner for the purpose of allowing the animal to defecate, but shall keep the animal in the public

right-of-way, and shall carry a container and implement for the sanitary removal of the animal's fecal matter from the public sidewalk and public right-of-way adjacent to any property with a structure or other improvements thereon."

# HEY! WHO HIT MY WALL?

By Bill Telford

---

It is never fun to see that someone has crashed into one of our neighborhood walls. There is a long process, where wood has to be placed temporarily until the wall can be fixed. The homeowners who live on the other side are inconvenienced and may have some safety concerns until the new wall is completed.

Maybe you have asked yourself:

who pays for all this? Well—you do, unless the person behind the wheel is held responsible. That is where we all have to do our part. It is important that we call the police if we see a car that has hit one of our walls. In addition, it is important to get a license plate number or a description of the car in case the driver decides to leave before the police arrive.

The representatives at our homeowner's association follow a long process to get reimbursed. They have to file an insurance claim with the offending driver's insurance company. In addition, they have to contract services for wall repair and then try to recoup this money from the insurance company. If the driver is not identified, the association picks up the tab.

# REAL ESTATE NEWS

By Lisa Cano—[Lisa.Lisa@kw.com](mailto:Lisa.Lisa@kw.com) & from *Insights on Real Estate*

---

## Another Competitive Spring Market?

What can buyers and sellers expect as the spring real estate market heats up? Will it be another record-breaking year, or will there be a shift back to a more normal, predictable market?

Housing demand is expected to remain high as buyers are still competing for fewer homes. The current low housing inventory may be exacerbated by labor and supply shortages. On the other hand, rising interest rates could price some buyers out of the market, reducing the competition.

Home prices will continue to rise, but at a slower rate than in 2021. While sellers may still be at an advantage in 2022, buyers who secure financing in advance will be in a better position to

strike when the perfect house comes along.

## Home Size on the Rise

From established urban neighborhoods to sprawling suburbs, houses all across America are getting bigger. While the average size of newly constructed single-family homes has fluctuated over the years, the trend toward larger houses is apparent.

Over the past two years of the pandemic, working from home has led people to reevaluate their housing requirements. As the need to separate work areas from living spaces became clear, many chose to either add on to their existing home or move to a bigger house.

But this trend actually began years before the pandemic. According to Freddie Mac, the U.S. Census Bureau's Survey of Con-

struction shows "in 1990, 29% of new single-family homes completed had four or more bedrooms. That share had increased to 43% by 2019 (pre-pandemic) and further increased to 44% by 2020."

Ironically, while the size of our houses has grown, the size of our families has decreased. Since 1940, the U.S. has seen a 16% decrease in people per household, reports TheZebra.com. Ideally, rising construction of larger homes will begin to uncramp living conditions for many Americans looking for more space.

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

## BALL MOSS

William Crow – <https://agrillifeextension.tamu.edu/library/landscaping/ball-moss/>

---

“Ball moss is an epiphyte, which means that it grows on other plants but does not take nutrients from them. The ‘hold fasts’ or ‘pseudo roots’ of ball moss anchor it to the surface on which it grows. Homeowners do not need to become concerned at seeing prolific growth of ball moss on a declining tree. Ball moss is not ‘killing’ the tree. Ball moss is not a parasite and it does not take nutrients from the tree on which it is growing.

The most significant effects of ball moss on landscape trees are cosmetic. Some homeowners prefer to

have ball moss and consider it as adding ‘character’ to the tree. Other homeowners believe ball moss detracts from the tree’s natural beauty. The decision to control ball moss depends on the homeowner’s personal taste and whether or not control warrants the effort and expense.

One way to manage ball moss is by mechanical removal. This can be done manually or with a high-pressure water spray. Use appropriate safety precautions if manual removal is used. If high-pressure water is used, hot water is not recommended because it can damage

the tree.

Copper-containing fungicides can kill ball moss. Kocide 101, 4.5LF, DF, and 2000 are copper-containing fungicides currently labeled for ball moss management on live oak. Fungicide should be applied in the spring (March and April) when ball moss is actively growing, and all label instructions must be followed carefully. Even though the ball moss may be killed, it will not immediately drop off the tree. It will fall off slowly over the course of the year.”



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
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, Vice President
Chris Miller, Secretary/Treasurer

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

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.



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

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

June

- Flush the hot water heater and remove sediment
Test garage door auto-reverse feature
Test smoke/carbon dioxide detectors
Second dose of pre-emergent herbicide