



THE OAKS * THE PARK *
THE WOODLANDS

Huntington Place Newsletter

PRESIDENT’S REPORT

By Marilyn Choate

It is already a hot summer! We were blessed with some nice rain which helped our lawns and gardens. Now, we brace for the heat and hope that the rain continues throughout the summer. Here are a few topics I feel are important.

Thank You

After all the damage to lawns and shrubs caused by last year’s drought, it’s wonderful to see my neighbors working hard to make their yards beautiful again. Your care and effort are appreciated by everyone.

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.

Architectural Control Committee

Our restrictions require all exterior changes be ap-

proved 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.

Sheds

ALL storage sheds need ACC approval. Only one shed is allowed per house.

Volunteers Needed

We need a few volunteers with a background in construction, landscaping, and real estate. The time commitment would be around 1.5 hours a week. If you are interested, send an email to Rodney at manager@damctx.com

Watering

It is important to water your lawn once a week. Make sure to water on your assigned days.

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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

CARING FOR LAWN AND GARDENS

Source websites: Texas A&M Agrilife Extension

We repeat these guidelines every year. It is nice to have a friendly reminder of our obligations to our Huntington Place community.

Complete lawn maintenance is necessary at least every two weeks; however, many lawns require weekly maintenance. Maintenance includes:

- * Mowing
- * Edging, including along the street curbs, driveway, gardens
- * Treating weeds and grass growing between concrete expansion joints
- * Replenishing mulch or rock as necessary
- * Trimming plants/bushes and

replacing items that have died

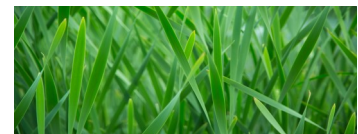
- * Trimming trees – branches must be at least 7 feet above the sidewalk and 14 feet above the road
- * Sweeping up clippings, including from the road

You should have fertilized once already. Your first nitrogen application should occur around April 15. You should not fertilize after October 15. For **St. Augustine**, use an NPK ratio of 16-4-8. For **Zoysia**, the ratio is 15-0-15, 15-0-10, or 15-0-5. For **Bermuda**, an NPK ratio of 16-0-8 works well.

Take a look at your yard. If you

see erosion, areas of your land with no ground covering, this needs to be addressed. Put down sod, address trees that are providing too much shade, and consider applying to the ACC to upgrade your yard to be more conducive to your specific property. Proper ground covering is very important to control erosion and potential damage to your property.

Thank you for being a good neighbor and properly maintaining your property.



DOG RULES

Brian Howell - 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."

NEXTDOOR.COM—MAJOR ISSUE: CAR THEFTS

By Bill Telford

This website allows you to communicate with your neighbors about areas of general concern. You can also ask for advice on contractors, home repairs, and who to contact in the city. There will always be one dork with a rude comment, regardless of the topic. Ignore them. Most neighbors are very friendly and helpful.

Car theft is one of the current

topics of discussion. Thieves wander the neighborhoods in the early morning and check car door handles. If they find an unlocked car, they either steal the items inside or attempt to steal the car. Many incidents are caught on homeowner cameras. Here are some major deterrents you can utilize: 1) Have safety lights pointed at your driveway. Keep them on all night. Get the brightest bulb your fixture can

handle. 2) Buy a third party alarm for your car to add additional protection. 3) Do not leave anything visible in your car overnight. 4) Before setting your house alarm at night, double-check that the garage is closed and that the doors of all outside vehicles are locked. 5) Mount security cameras so your driveway is in view. 6) Always file a police report after a theft.

THE SAVOY APARTMENTS // KITCHEN HACKS

By Bill Telford

The Savoy Apartments

Are you curious about the new apartments that are being built where the old Fiesta 16 Theatre used to reside? I introduced myself to one of the project managers. I told him I lived in Huntington Place and I wrote for our community newsletter. He was very hospitable, showed me the blueprints for the structure, and told me about the timeline.

This is a 2.5 year project. We are in month 6.5. The project should finish close to the summer of 2025.

The footprint of the building will be perpendicular to Vance Jackson. The perimeter of the lot will all be parking. There will be a main gate in the front and one at the back left as you face the property from Vance Jackson. The front left corner will have a dog park for apartment

residents.

Area I is closest to Vance Jackson. It will have perimeter apartments that face a central area with a pool. Area III, in the back, will have a similar design. Area II will contain perimeter apartments and open onto two different courtyards. The three areas will form one large complex.

Currently, the plumbing pipes are being placed in area 1. In addition, the main sewer line is being run to Vance Jackson. The recent rain slowed progress on the sewer drain installation.

As you know from previous newsletters, our homeowner's association board negotiated for a traffic light to be placed at Vance Jackson and Newoak Park. That should address the congestion issue related to the

future 300 residents. It is theorized that the high end units will result in increased interest in our neighborhood shopping center. We should see some new businesses moving in to our area.

Kitchen Hacks

1. Stuff a miniature marshmallow in the bottom of a sugar cone to prevent ice cream drips.
2. Use a meat baster to "squeeze" your pancake batter onto the hot griddle and you'll get perfectly shaped pancakes.
3. Place an apple in the bag with the potatoes to keep them from budding.
4. Add a pinch of salt to the water before hard-boiling to prevent eggshells from cracking.
5. Wrap celery in aluminum foil when putting in the refrigerator and it will keep for weeks.

REAL ESTATE NEWS

By Lisa Cano—Lisa.Lisa@kw.com & from *Insights on Real Estate*

We have an app that tells you what is trending in a neighborhood. Look for the Keller Williams Real Estate Mobile App.

I have a 2 paged PDF titled "2023 Real Estate Market Outlook – and what it means to you." You can write me and ask for a copy. Here is a summary of the article:

"So what can we expect in 2023? Will mortgage rates continue to climb? Could home prices come crashing down? While this is one of the more challenging real estate periods to forecast, here's

what several industry experts predict will happen to the U.S. housing market in the coming year":

- 1) Mortgage rates will fluctuate less, but based on the state of the country, they could end up anywhere between 5% and 8.5%.
- 2) Sales volume will fall and inventory will rise, which will be good for buyers but not for sellers.
- 3) Home prices will remain relatively stable but timing will be important for sellers.
- 4) Rent prices will continue to

climb, probably 6.3% this year, so it's a good time to invest in a home.

Write me and ask for my baked salmon fillet recipe!





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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Office Hours
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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