



HOA 2015 FALL/WINTER

When your property is not regularly maintained, our inspector has a duty to notify you. The intent is not to frustrate you but instead it is to remind you of your responsibility. To ensure that the beauty of our community is preserved we are asking all residents to honor and respect our Declaration of CC&R's and Bylaws without hesitation.

We would like to help homeowners avoid lawn maintenance issues as well as prevent the HOA from scheduling "Forced Lawn Care" which is at the homeowner's expense. Each season we provide basic and helpful lawn care guidelines for residents to follow.

We are asking all homeowners to respect and follow these basic procedures. If you hire a lawn service please share this helpful information with them. In addition, if you rent out your property, you must ensure your tenants meet these requirements.

We would also like to remind pet owners to follow our HOA pet rules as well as the City rules. Pet owners are expected to scoop their pets' poop from lawns and/or all sidewalks plus keep them on a leash.

Your respectful cooperation is appreciated by all residents. Please review our HOA's governing documents on our website at huntingtonplacehoa.com

Fall and Winter Lawn Care in Huntington Place

Fall and winter weather brings cooler temperatures and shorter days. It is important to adjust your lawn care habits properly for the fall and winter months ahead. When seasons change, the way you take care of your lawn will affect the way your lawn grows in the spring. Winterize, aerate, control, and rake. You will thank yourself in the spring if you prep your lawn in the fall.

Replenish flower pots with new fall/winter flowers. Experts claim that fall is a great time to plant new shrubs and trees.

Reseeding after a hot summer can also help your lawn look great. If you put down a layer of seed over your lawn in the fall, all the thin areas start growing grass, and your lawn will look terrific again; in fact, the best time to seed your lawn is in the fall.

The soil is still warm yet the air is cooler. There are fewer weeds for new grass to compete against. Plus your trees are starting to shed their leaves, so there's plenty of sunlight. Also, diseases that attack seedlings are less active.

Standard maintenance includes mowing, edging, weed-eating, trimming, removing and killing weeds, and sweeping or blowing. Areas included are the entire lawn, (front, back and both sides) bushes, flower beds, xeriscaping whether mulched or rocked, planters, borders, sidewalks, walkways, driveways and your street curbs.

1. Conduct a weekly standard maintenance review of your property. During periods of rain, yards need standard maintenance weekly; when no rain, yards need standard maintenance every other week. During the dormant winter months, monthly maintenance maybe fine for your lawn.

2. Treat the weeds in your lawn with weed killer. In larger areas it will be necessary to add topsoil and sod or xeriscape. In smaller bare areas use winter grass seed.

3. Keep all types of landscaping trimmed or edged off the sidewalks, including your trees. The canopy should be kept 8 feet off the ground.

4. Sweep your clippings immediately off sidewalks, driveways and the street. Place them in your brown trash can.

5. Remove dead plants, shrubs, trees and weeds from lawns, gardens, planters, flower pots, mulched and/or rocked areas.

Winterizing: Giving your lawn extra nutrients through WINTERIZING fertilization is key. It will help your lawn survive through the winter. The roots rely on stored food until spring.

Aeration: During this transition into cooler weather, it is a great opportunity to aerate your lawn.

Leaf-free: Leaves left on your lawn are blocking your grass from the sunlight it needs. Raking or blowing your lawn at least once a week is necessary for a healthy fall lawn.

Grub control: Grub is larval forms of beetles that feed on plant roots. They may be the reason why you see irregular brown patches in your lawn. It is ideal to treat your lawn for grub in late summer or early fall.

Weed Control: Apply a pre-emergent herbicide to prevent winter weeds. Check the label to make sure the weeds you had last year in your yard are on the label. Rescue grass, bedstraw, dandelions, thistle and annual rye are common.

Watering: Prevent winter damage by watering thoroughly during winter dry spells. Although the top of a plant may go dormant during the winter, the root system does not and needs moisture to continue growth.

Also, it is fact that a well-watered plant is less likely to suffer freeze damage then a drought-stressed plant. Be sure to get out there this winter and water that landscape at least once a month in lieu of rainfall. Discontinue watering in the evening to let the lawn go a little dryer at night.
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will



6391 De Zavala, Suite 223 D  San Antonio, Texas 78249
o: 210-561-0606  f: 210-690-1125  manager@damctx.com

www.DAMCTX.com



prevent brown patch fungus. If it appears anyway, experts advise to apply a treatment of a labeled fungicide such as Fung-Away or Terrachlor. As a courtesy reminder, please follow the SAWS weekly watering schedule.

HOA Key Rules & Reminders

All homeowners are members of the HOA. Please respect all the HOA rules as required. Violations of our restrictions are enforced. DAMC inspects Huntington Place properties twice a month. In an effort to help everyone understand and prevent violations we are providing key rules for folks to follow. We are asking all homeowners to remedy any issues they may have.

1. We are a single-family neighborhood only. Applies to Rental Property as well. Please contact DAMC ASAP if you are aware of a homeowner violating this important restriction.
2. No window A/C or window ventilation units of any kind are allowed.
3. No exposed wires or conduit on exterior. No extension of PVC A/C overflow pipe above front door.
4. No roof patching. Shingles must match.
5. One storage shed per property. Remove any additional buildings.
6. Install satellite dish on back side of roof. Remove all non-serviced satellite dishes.
7. Trash and recycle bins must be stored out of view except on pick-up day.
8. Repair old, leaning, damaged or broken fence pickets. Natural stain colors only.
9. No commercial or recreational vehicles, trailers, motor homes, boats, etc. allowed.
Must park and store outside neighborhood.
10. Pets are very special to their owners, but all waste does need to be cleaned up and your animals restrained when outside of your private property.
11. No car repair or storage of inoperable vehicles or misc. equipment in driveway or yard.
12. No mirrored or stained glass window film.
13. Do not litter. Remove all trash from your property and the street.
14. Lawns must be properly landscaped and maintained. Weeds, dirt and erosion are not considered landscaping. Replace with SAWS recommended xeriscape if necessary. Rebates for your xeriscaping efforts are available through SAWS. Watering restrictions are not an excuse for poorly maintained or eroded lawns. Water per SAWS restrictions. Hand-watering is allowed at all times, which will prevent your lawn from dying.

Parking Etiquette

Did you know it is a common courtesy to respect your neighbor's parking space? It is inconsiderate to make it a daily practice of parking your cars in front of your neighbor's homes, especially when the space in front of your house is available. Your visitors should also park in front of your house or in your driveway whenever possible. When hosting a special event, just let your neighbors know that you will need expanded parking. This practice also prevents suspicious vehicle concerns by your neighbors, plus break-ins are most common in vehicles parked in the street. No one wants that happening in front of their house. It can be inconvenient for you to move cars around when using the garage and/or driveway, but that is the most considerate and respectful way to manage your parking issues at your home.

One solution is to clean out your garage so one or two cars can be parked inside. This frees up driveway space allowing for your friends and family to use your driveway for parking. To free up your garage space, residents are allowed one storage unit in the backyard with ACC approval.

Another solution (ACC approval required) is to extend your driveway to the outside portion of your current driveway or possibly add a circular drive. Not all property lots allow for extra parking expansions; however, we already have numerous homeowners enjoying that extra nice parking space they created.

Please submit ACC request forms for all changes to your property at www.huntingtonplacehoa.com or contact **DAMC at 210-561-0606** for assistance. Please join "**Nextdoor**" and view our "**Curb Appeal Awards**" while visiting our website.

Respectfully,

Marilyn Choate, HOA President

Jerry Buecher, HOA Vice President

Robin Joyner, HOA Secretary/Treasurer

Rodney Herrera, DAMC Property Manager