



## **Summer Time Lawn Care, Curb Appeal, Crime Prevention and Parking Etiquettes**

**By: Marilyn Choate, HOA President    Editor: Rodney Herrera, DAMC**

Huntington Place is a nice desirable place to live. Your active HOA BOD's and management team DAMC will continue to work hard to protect Huntington Place's reputation and the strong values they represent. Respect and be considerate of your neighbors by taking regular care for your property. Fully maintain both your front and back lawns a minimum of twice a month. Store your trashcans out of sight consistently as required. Take the necessary steps to prevent vehicle crimes. Softly light up the front of your home at night, park in your garage and/or driveway, avoid street parking and do not park your cars in front of your neighbors homes.

No one wants to live in a run down neighborhood yet we continue to have some homeowners that violate various areas of the Declaration. When a property, including the lawn, is not properly cared for our inspector has a duty to notify you. That is his job. Our inspector drives every street twice a month and is very familiar with your property. 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 homeowners expense. Each season we will be providing basic and helpful lawn care guidelines for residents to follow.



We are asking all homeowner 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 as well.

### **Summertime Lawn Care for both front and backyards in Huntington Place:**

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. Standard weekly maintenance includes mowing, edging, weed-eating, trimming, removing and killing weeds, and sweeping or blowing off the clippings. 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 street curbs.
2. Remove dead plants, shrubs, trees and weeds from lawns, gardens, planters, flower pots, mulched and/or rocked areas. Replenish with new plants and mulch. Treat the weeds in your lawn with weed killer. In larger areas it will be necessary to add topsoil and sod or xeriscape.
3. Keep all types of landscaping trimmed or edged off the sidewalks, including your trees, the canopy should be kept, at a minimum of 8 feet off the ground of private property and 13 feet off the street.
4. Sweep your clippings immediately off sidewalks, driveways and the street. Place them in your brown trash can.
5. Remove all trash from your property, curbs and the street surrounding your property.
6. SAWS water restrictions have been lifted. Everyone can water before 11am and after 7pm any day. Power washing is also allowed. Please power wash while allowed. Include any brick especially above porch over hangs. Depending on your landscaping choices it may also be necessary to hand water which is allowed at any time. Maintaining a healthy lawn will also prevent your lawn from easily becoming eroded in the summertime heat. Lawns erode when they are not properly maintained with adequate water, dirt and a healthy ground cover. Erosion leads to cracked slabs, driveways and sidewalks which all are expensive to repair.



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Healthy well kept lawns add to your over-all property value as well as our neighborhoods over-all values. Mowing grass before it gets too tall helps keep it healthy. For example, a St. Augustine lawn kept at a recommended height of 3 inches should be mowed when it is at the most 4 1/2 inches tall. Most residents with St. Augustine lawns in Huntington Place should mow, edge, weed-eat, trim and sweep **once a week**. A minimum of every other week of complete standard maintenance is required for all properties.

If you decide to xeriscape or make any changes to your property you are required to submit your ACC plans to DAMC at: [manager@damctx.com](mailto:manager@damctx.com). Our ACC helps guide your changes and upgrades prior to making them. Their expertise may help you make better or more valuable choices. Michael Garza is our volunteer ACC chairman. He is very knowledgeable and the committee is ready to help. ACC Forms and instructions can be found on our website at: [www.huntingtonplacehoa.com](http://www.huntingtonplacehoa.com) or by calling DAMC at [210-561-0606](tel:210-561-0606).

### **"Curb Appeal Award"**

Each Quarter 5 Properties that are consistently well maintained are selected for their outstanding curb appeal. They will have the honor of displaying our "Award Winning HOA Curb Appeal" sign. They all have beautiful eye catching landscaped lawns and/or property upgrades. Their exteriors are tastefully painted with nice window blinds, screens, roofs and pretty front doors. Fences, driveways, walkways, curbs and front door entries are neat and clean. Parking etiquettes are followed. Signs will be placed in lawns by Rose Meade. Pictures are posted on our website at [www.huntingtonplacehoa.com](http://www.huntingtonplacehoa.com). While visiting our sight please join " Nextdoor". Over 135 residents have already joined. We would like all 582 homeowners to have access to instant "Huntington Place" communication so we encourage all residence to join today.

### **Easy Crime Prevention Measures and Parking Etiquettes**

Crime prevention is up to each and every resident. It is not the responsibility of the HOA. We are asking everyone to step up their efforts to help prevent vehicle crime. The harder we make it the less our area will be targeted and hit. The best prevention is parking your vehicles inside your garage. The next best location is in your driveway. Park all your cars in your driveway. Utilize outdoor lighting and keep all vehicles locked with no visible items inside while parked day or night in your driveway. Pull all the way up so your visitors can park in your driveway as well. It may be inconvenient for you to move your cars around your parking areas but that is the most respectful way to manage your parking issues at your house so that you do not infringe on your neighbors parking spaces. Vehicles parked in the street are at the highest risk. Some street areas are darker than others. Parking under or close to a street light is much smarter and safer. Be thoughtful, courteous and respectful of all your neighbors by not parking your cars in front of their homes. They do not want your car crimes happening in front of their house plus their curb parking is for their random visitors or invited guests. Rather than parking in front of your neighbors homes you can take several steps to improve and increase parking availability at your house for you and your guests. Get an ACC approved storage shed for your backyard so you can free up parking space in your garage. All properties in Huntington Place are required to have a 2+ car garage. All residents should be able park at least one car in their garage. Expanding your driveway with ACC approval is also an added option. We already have many homeowners that are enjoying all the benefits of their driveway expansion. Replace, add or expand using stylish "Dusk to Dawn" light fixtures by your garage doors. This is an effective, affordable and attractive security measure that all homeowners should take. Programmed ground spot lights that shine straight up the front walls of the house structure is also very effective and attractive. Adding flood lights are effective but they are much more problematic and less attractive. When adding flood lights they must shine completely down on your property only. When they are turned on the light beams cannot shine, glare or be pointed towards any portion of your neighbor's property or the street.

Thank you to all residents that are actively supporting their HOA. Your efforts are appreciated and noticed by all residents. We encourage each and every resident and property owner to be respectful and grateful by showing pride in homeownership.

BOD's,  
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