

# NEWSLETTER

## Councilman Ron Nirenberg Addresses HOA



San Antonio city councilman Ron Nirenberg spoke and answered questions at the Huntington Place Association meeting on Oct. 25, 2016. Among the issues he addressed were the following:

- + After the current round of road improvements is finished, Prue and DeZavala Roads are next. DeZavala will be widened from I-10 to the train crossing. He didn't give a timetable.

- + More work on our neighborhood roads will happen in 2017.

- + A turnaround lane is planned at Military Dr. and Hwy. 1604.

- + The city will continue to expand the greenway trails.

- + The crimes involving our cluster mailboxes are federal crimes. There are only two US postal inspectors for the entire city. (This issue was also addressed later by the SAFE officers from SAPD, who encouraged us to report any relevant information we have to the non-emergency 411 number.) No real action on this appears likely for now.

### 'Operation Home Cooking'

*Did you know that your family can host one or more Air Force basic trainees attending training at JBSA Lackland?*

From the press release:

"San Antonio area families can express their warmth and hospitality to Airmen and trainees at Joint Base San Antonio-Lackland by allowing them an opportunity to enjoy a holiday meal and family atmosphere through 'Operation Home Cooking.'

Families within the San Antonio metropolitan area may invite two Airmen/trainees as a 'General Request.' To request an Airman/trainee, call **671-5453, 671-5454 or 671-3701.**

Requests can be made on weekdays from 8 a.m. to 3 p.m. Reservations are required to host Airmen/trainees. In other words, families cannot show up on Thanksgiving Day 'no-notice/unannounced' and obtain trainees."

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**ANNUAL MEETING HIGHLIGHTS**

*Besides the appearance by our councilman, here are some other items from the annual meeting.*

+ From the SAFE officers and our Citizens on Patrol (COP) program:

+ Some arrests have been made in our area. A stolen vehicle was recovered and some stolen property.

+ It's better not to leave anything in your vehicle if it's parked in your driveway or on the street.

+ With the mailbox breaks, try to pick up your mail daily. Mail checks at the post office.

+ If have a crime committed against you or have relevant info re. a crime, do not just post it on Nextdoor. Call the SAPD non-emergency number at 207-7273 (207-SAPD). There are many important reasons to do this, including the fact that police funding and manning decisions are based on data from reported crimes.

+ Also call the SAPD number for an abandoned vehicle on your street.

+ If your recycling or garbage cart is broken, call **311** for repairs or replacement.

+ Where does the compost from the new green carts eventually go? To a company out of town called "New Earth."

+ SAWS will do a free irrigation system check.

+ **Jerry Buecher** was reelected to the Board. *Congrats, Jerry!*

+ Last but not least, the assessment amount for our HOA will remain unchanged for the next year (same amount).

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**"WHAT YOUR ASSOCIATION DOES FOR YOU"**

Each Huntington Place homeowner likely knows someone who lives in a community or subdivision that doesn't have a homeowners association. As a homeowner who has lived in both types (with and without), I'm convinced that it's much better to have an HOA than to be without one. Here are some of the things we can appreciate that our HOA and Board of Directors do for us.

> Keep property values up by informing homeowners of architectural and landscaping standards, and by enforcing those standards. Overseen by the Board of Directors, the Architectural Control Committee (ACC) helps homeowners by evaluating improvement and repair requests against the standards. The BOD also oversees the management company, which provides administrative support in enforcing the standards.



> Oversee landscaping maintenance of common areas including all entrances and park areas. This includes the larger park between the Oaks I and III sections of HP, as well as the expanded park area between The Park and The Woodlands. Also responsible for many improvements, including new entrance signage, tree planting, new sidewalks, and the Nature Trail in the main park. Many of these efforts were done by homeowner volunteers.

**“WHAT YOUR ASSOCIATION DOES FOR YOU” (continued)**

> Oversee repairs to the rock walls along Vance-Jackson Road when they are damaged by motorist collisions. This happens several times a year, and repairs are expensive. The life expectancy of our original wall was 20 years. We have many areas that have simply collapsed due to age. With our contractor, we have worked out a better and stronger rebuild method, one that should result in a longer lifespan.

> Maintain the financial health of the association (with administrative assistance from the management company). Prospective home buyers are much more likely to buy into a subdivision like ours that is financially sound than one that is not.

> Conduct annual meetings (required) and town halls (as needed) to update homeowners and address concerns. Homeowner attendance is recommended, but those who cannot attend should choose a proxy. Quarterly BOD meetings are held as well, where board members coordinate with the management company and the committees. Those include the ACC, Curb Appeal, Parks, and Communication. We have a dedicated group of volunteers!

> Keep homeowners informed by means such as the annual meeting, this newsletter, emails, and other mail-outs.

> Voluntarily maintain close communication with city officials on our behalf, informing the City of our concerns and seeking improvements in city services

where needed. (SEE item on limited HOA responsibilities in dealing w/ COSA.)

Note that this role does not stop individual homeowners from contacting the city. In fact, the “strength in numbers” idea means that we have greater effectiveness when more of us talk to the city.

<><> Areas for which the HOA is **NOT** responsible include the following.

**\*\* Security of the subdivision.**

Homeowners are encouraged to learn about the separate COP program and get involved!

**\*\*\* Crime in H.P.**

**\*\* Communicating with the city on concerns individual homeowners may have regarding their property, including utilities, city billing, and trash/recycling pickup.**

**\*\* Soliciting that occurs in H.P.**

**\*\* Placement and upkeep of street signs**

**\*\* Repairs to roads, street lights, drainage channels, utility easements, and other city property.** As a courtesy to the association, our BOD will, at their discretion, talk to COSA on our behalf.



What is this little pipe above my door?

(see next page)

## BEING A COURTEOUS, RESPECTFUL, AND RESPONSIBLE NEIGHBOR

Besides each of us doing our part to keep our properties and neighborhood looking their best, there are other things we can do to keep Huntington Place a great location for our homes. *Really, this is a variation on The Golden Rule: you would like to be treated courteously, so treat your neighbors that way.* This is something that only really works if we all do it together.

Here are three areas where we can all be respectful and courteous to our neighbors.

**PARKED CARS.** If you have a multi-car family, try to make use of your garage to park at least one them, and then park as many as you can in your driveway rather on the street. This will possibly involve a “logistics” plan, including possibly setting up a shed in your backyard to move items and clear garage space. With driveways, on my walks I have seen driveways with four vehicles parked there, so I know it can be done! Last, please don’t park in front of

neighbors’ houses unless you have their permission.

### ~~ COURTESY ~~

**CITY TRASH CANS.** The trash cans should be brought back in (off the street) no later than the morning after collection. Homeowners who routinely leave them out for an extra day or two are being disrespectful to their neighbors, because the left-out trash cans are unsightly. And, really, how difficult is it to roll the trash can back to its out-of-view storage location? It takes less than a minute.

**PICKING UP DOG POOP.** Back to that Golden Rule. Do you enjoy seeing it on your front lawn? No? Then don’t leave your dog’s feces on other people’s lawns. Just starting carrying a couple of leftover plastic shopping bags with you, or bags made for this, available at pet supply shops.

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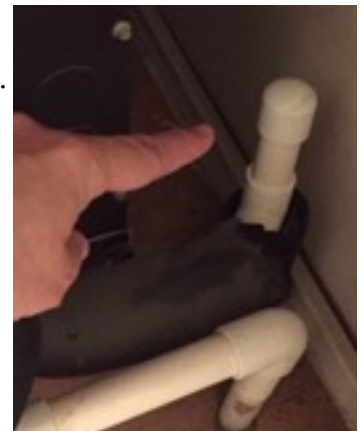
## 👉 👉 HOMEOWNER TIPS ✓ ✓

### A.k.a. “Learned from the School of Hard Knocks”

Once upon a time, a mysterious dripping sound was coming from the mechanical closet upstairs. A day later my a.c. stopped working! Turns out there is a drain pan under the cooling coils, to catch water (condensation) coming from the coils. A drain **pipe** runs from the pan out to the side of your house. There is probably a **2nd** emergency drain pipe above your front door. (!!)

**Problem:** The pan can fill up because the drain **pipe** is blocked by sludge growth that grows in the pipe. A float valve will then activate when the pan gets full. The valve will shut off your system. Unless it is broken, in which case it can **overflow!** Oh No!

**Solution:** There is a standing pipe in your mechanical closet (see picture, right). Every time you change filters, take off the pipe cap and pour a cup of bleach in. That will prevent blockages It’s that simple!!



### TAKE PART IN YOUR HP NEWSLETTER

Help make our newsletter interesting and add to our variety of features! We are looking for “news to know.” (but not advertising). Submissions in good taste will be gratefully accepted at the editor’s HOA email address.