

NEWSLETTER

Home Leasing Ideas & Info

Items to consider if you are planning to lease your home



Life sometimes takes us down unexpected paths, and one such adventure could lead to temporarily moving elsewhere, while still planning to eventually return to your home. For those who are currently leasing a home to renters or are thinking of doing so, here are a few items to consider.

First and most important, *having a tenant in your home does not relieve you of the responsibilities you have* to mow, landscape, and/or otherwise

maintain the property. You are also responsible for much of what happens on the property.

For example, you should share the information in this newsletter with your tenant, since it is mailed to the homeowner, not the tenant.

If you are physically unable to get to the property because of geographical separation or another reason, you might consider the services of a **property manager**.

(Continued --
see PROPERTY on pg. 2)

Park Beautification Help Needed



If you've walked in our park between Oaks I and III, you've probably noticed the small trees and shrubs that give the park more of a scenic appearance. They are the result of the volunteer efforts of HP homeowner Russell DeBerry. He is 90 and had a recent hip replacement, and he sure could use some help! If you have interest in park beautification, please contact him at Russelldeberry@att.net.

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**Newsletter Editor**

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**PROPERTY  
(CONTINUED)**

A property manager will be an added expense, but a good one can save you money as well. *(Let me note here that I have no affiliation with any property manager or company.)*

**First**, if desired, he or she can handle the screening of potential renters. This can be helpful both because the property manager will have relevant expertise, and it could partially insulate the homeowner should legal action be necessary later.

**Second**, he or she can be your agent in dealing with your renters, relieving the owner of many time-consuming responsibilities. Those could include tasks such as overseeing property maintenance, answering tenant questions or correspondence, and assisting with legal matters.

My online research pointed out that a good residential property manager can greatly reduce stress and increase freedom for a homeowner, although it also revealed the importance of finding a GOOD individual to provide this service.

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**THANK YOU  
GARDENERS! :)**

The picture below is of a beautiful sage plant in our neighborhood.



We are fortunate to have many homeowners who spend a lot of time and energy keeping their lawns and plants looking so fantastic. Keep your eye out for our Curb Appeal award winners. Well done!

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**DID YOU KNOW?**

**Each of the following is from the City's ordinances or laws.**

<> Noise restrictions.

Particular reduced noise levels are in effect during "nighttime" hours, defined as between 11:00 PM and 6:00 AM. If you are having a party or celebration at your home, please be aware of these hours and reduce noise levels, also out of respect for your neighbors

<> Garbage and recycling carts.

Again, there are relevant hours involved. Quoting from the city ordinance:

"...place all containers at the designated point of collection no earlier than 6:00 p.m. of the day preceding scheduled collection." And "...remove all containers from the collection point by 10:00 p.m. on the same day as the collection." Also, *this*: "Containers not removed shall be declared a public nuisance and may be removed by the city."



Shown: *Carts left out the day after collection*

<> Watering restrictions.

Despite the rain we had in August, we are still in Stage 1 water restrictions, which means once-a-week watering is still in effect.

As the City's Water Conservation Director has said, "The rules aren't just a suggestion--they're actually City laws. If a police officer sees you committing a violation, you can get a ticket, just like if you speed."

**\*\* FUTURE CONSTRUCTION ON DEZAVALA RD \*\***

On Tuesday, August 22nd, a public meeting was held to discuss upcoming construction on DeZavala Road (2018-19).

The meeting was run by **Joey Doctor** from the city's **Department of Transportation & Capital Improvements**. Here are some notes:

> The construction will include the section of DeZavala from Lockhill-Selma to the I-10 frontage road. It is planned to take place in six phases from Jan '18 to Jan '20. I requested a electronic copy of the map to put on our web site. The engineer agreed, but I haven't yet gotten it.

> The project will expand the chosen section of Dezavala to four lanes all the way, plus medians and/or turning lanes, sidewalks all the way, new bike paths, an "improved railroad crossing," traffic signal improvements, and other things.

> Nothing is being done to the intersection of Dezavala & Vance-Jackson, nor to the intersection at the freeway I-10.



> During the Q&A, concerns were raised by residents of the subdivisions across from the elementary and high schools, and also the ones west up to Lockhill-Selma. They

worry about their access to DeZavala with the new medians and traffic-flow changes. Another concern was what will happen to drainage in the widened areas. Mr. Doctor told them their issues would be considered.

> A question was asked about whether this project will actually ease the traffic congestion on DeZavala. It was explained to attendees that traffic engineers were involved in the design, and the traffic flow has been studied. However (in my opinion), there was no solid assurance of any real improvement in the traffic aspect.

> Before the estimated start date in January 2018, there will be some advance utility work done by AT&T, SAWS, and CPS.

> Mr. Doctor will be the primary contact for the city for this project.

Joey Doctor, Project Manager  
210-207-8415  
e: [joe.doctor@sanantonio.gov](mailto:joe.doctor@sanantonio.gov)



**SECURITY & THE C.O.P. PROGRAM**



We have a Citizens On Patrol (COP) group for Huntington Place. This is completely run by you, the homeowners. COP participation by additional members is always greatly appreciated.



If you are interested or have any questions, please contact Brian Howell @ [jbrianhowellhp@gmail.com](mailto:jbrianhowellhp@gmail.com) or send a private message to Brian Howell on Nextdoor.



## 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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## PLANNING HOME IMPROVEMENTS? USE THE ARCHITECTURAL CONTROL COMMITTEE!



One way that homeowners in Huntington Place keep our homes and properties looking so attractive is complying with our architectural guidelines and standards. Several HOA members have generously

volunteered their time to be on the Architectural Control Committee (ACC). They work under the oversight of the Board of Directors to ensure that repairs, renovations, additions, landscaping and other exterior changes to homes meet the standards. Our responsibility as homeowners is to submit requests for planned changes through the ACC prior to any work being done. In turn, our neighbors on the ACC commit

to reviewing and turning around requests as quickly as they can, serving both the community as a whole and the individuals making requests.

The entire ACC process is explained under “Resident’s Resources” on the HOA website, and it also includes links to the application form and the design guidelines.



### TAKE PART IN YOUR HP NEWSLETTER

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