



THE OAKS * THE PARK *
THE WOODLANDS

Huntington Place Newsletter

PRESIDENT’S REPORT

By Marilyn Choate

Over a year ago, Weingarten Properties contacted Huntington Place and requested support for a zoning change for the Regal Fiesta 16 movie theater. By law, property owners living within 200 feet must be contacted.

A committee of leaders from each section of our neighborhood was formed to represent our community. The 9 member panel included a resident that backs up to the theater, a COP leader (his home backs up to Vistas of Vance Jackson apartments), a realtor and two other volunteers that exit and enter Newoak Park at Vance Jackson daily.

We listened carefully as Weingarten shared their vision. After numerous meetings and many discussions, we determined that giving our support for the zoning change was in the best interest of our homeowners.

The Fiesta Trails shopping center has struggled for numerous years to stay fully occupied. The empty retail space and the deteriorating movie theater

have brought costly problems to Weingarten, Huntington Place homeowners, and the city: vagrancy, trash, tagging, theft, drugs, gun shots, reckless driving, and disturbances from car clubs. These ongoing problems are costly and are not acceptable.

Our privacy, safety, security and peaceful family neighborhood have been negatively impacted due to the deterioration of our current commercial neighbor. The theater is an eyesore and an unsafe area to our community. Clearly the current zoning is no longer a fit for our area.

The zoning change also includes a stipulation to include a traffic light at Vance Jackson and Newoak Park.

The zoning change allows our HOA to have direct legal input regarding the facility. If it remains "commercial entertainment", we have no say in the matter: nor does District 8 or the city of San

Antonio. The 10 acre tract could become a bar, a dance hall, or another venue that stayed open late into the night, early into the morning, and 7 days a week.

Replacing the movie theater with residential neighbors is the best option available for our community. The zoning change will be for Class A Luxury apartments. The zoning change also includes a stipulation to include a traffic light at Vance Jackson and Newoak Park, to be paid for by the developer.

Our community will gain safety and security. The new apartments will have beautiful landscaping, decorative iron fencing, and attractive buildings. Responsible working neighbors will improve our life style, revive the shopping center and reduce crime.

Type "fiesta trails residential Koontz Corporation" into your search engine to find multiple stories about the new development and an artist rendering of the project.

Inside this issue:

Creating Curb Appeal	Pg. 2
Citizens on Patrol	Pg. 2
Tips from CPS	Pg. 2
Home Improvement and the ACC	Pg. 3
Real Estate is Hot	Pg. 3
Important Phone Numbers	Pg. 4
Home Maintenance Checklist	Pg. 4

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

CREATING CURB APPEAL

Source: bhg.com

Create an instant garden

Container gardens add a welcoming feel and colorful curb appeal to any home exterior. You can buy ready-made containers from garden centers or create your own with your favorite plants. For most landscapes, a staggered, asymmetrical arrangement works best to create a dynamic setting.

Replace gutters and downspouts

If your home has an older gutter

system, odds are it is also suffering from peeling paint, rust spots, or other problems that can convey a sense of neglect. Replace old systems with newer, snap-fit vinyl gutter systems that go together with few tools and require no painting. Copper systems, while pricier, convey an unmistakable look of quality and pretty curb appeal.

Tile your doorstep

Create a permanent welcome

mat by tiling or painting a design that contrasts with the porch floor or front stoop. Not only will you not have to worry about replacing the mat when it gets ratty, but you can impress your visitors with your creativity.

Get Approval

For all exterior home improvement projects, make sure to get ACC approval from the homeowner's organization first.

CITIZENS ON PATROL

Brian Howell - jbrianhowellhp@gmail.com

Huntington Place is in need of more volunteers for the Citizens on Patrol (COP) program. We are a group of volunteers and we are not run by our HOA. We have seen our small group make an impact on the amount of crime that was happening in the neighborhood in the past 5 years. More eyes and ears make more

of an impact on crime.

Nextdoor has video posts every week of strangers stealing packages from the front porch. Even garden gnomes are not safe. There are also posts about car break-ins.

Please consider joining the COP

program. We want to increase our numbers and improve our organization of homeowners, especially those with security cameras. Remember: this is our neighborhood and we cannot expect others to have the same motivation to protect our property. Please contact me via the email above.

TIPS FROM CPS

By CPS Energy

Digging in your Yard

Before you engage in any project that involves digging, call 811 to locate natural gas pipelines and other utility lines. There is no cost to you. You must allow at least two full business days (excluding weekends and legal holidays) for a team to come to your property and mark utility lines before you start digging. It is the law!

Special digging rules apply within the "tolerance zone," which is

18 inches on each side of a utility line, plus half the diameter of the line measured from the edge of the line. If you must dig within this zone, hand dig only using non-mechanized tools or equipment, soft digging or vacuum excavation.



Refrigerator and Freezer

Keep your refrigerator and your

freezer full, even if you just use bottles of water. A full fridge uses less energy. Set the refrigerator temperature between 37° & 40° degrees Fahrenheit. Set the freezer between 0° & 5°.

Make sure the seal around the door is airtight and keep the refrigerator coils clean from lint and dust. If you keep a refrigerator in a non-air conditioned space, it will have to work harder to keep cool.

HOME IMPROVEMENT AND THE ACC

Idan Mazuz—chairperson

What are my first steps for planning a home improvement?

Submit your plan at least 30 days prior to your start date. This gives us time to review it and approve it. If the plan is going to be rejected, we will have time to offer suggestions so that you can modify your plan. All our forms are available on the HOA website. Once your plan is approved, stick to your timeline. Complete the job in a timely manner. If you thought you could do it yourself but you cannot find the time, hire a professional. Improvements, especially those that are visible to neighbors, cannot be completed on a 'as time permits' basis. When the job is finished, make sure to send us a picture of the final project so we can close the file.

What is the most often rejected improvement that is submitted?

The "above ground pool" tops the list. With Covid-19, people are trying to find things to do with their family at their house. With this heat, a pool is the first thing that comes to mind. The problem with an above ground pool is you have to meet many criteria. It has to look like it is an in ground pool. However, if you build an above ground pool with a wraparound deck on a sloping lot, you ruin your privacy

and your neighbor's privacy. Even if your yard is level, the average pool is 3 feet high. Add a deck, and you can see 90% of your neighbor's yard and they can definitely see you.

What is the most frequent request sent to the ACC?

The two most requested items are replacing fences and replacing roofs. Roofs get approved unless



the roof color will be really odd or it does not complement the house and the neighborhood. For the fence, as long it is only 6 feet

high (unless you are backing up to the apartment complex at the end of our neighbors) and uses an approved material, there should not be a problem with approval.

What happens when someone does not get approval for a change?

We approve 95% of requests, on average. Sometimes homeowners need to make a modification to

meet our guidelines. For instance, if a homeowner wanted to make a walkway from his driveway, he must differentiate the walkway from the driveway so no one will confuse the two and treat the walkway as an extension of the driveway. The ACC is here to help the resident to improve their property and the neighborhood as a whole. Therefore, we work with the homeowner and offer suggestions when approval for the original project is not given.

What jobs definitely require a professional?

The key projects that require a professional are: fencing, concrete projects, pools, large landscape projects, and roofing. Make sure your contractor gives a warranty. Also, the contractor should be insured. You do not want to be held responsible for work related accidents. Check the licensing of the company performing the work. Professionals are better able to meet the requirements of the city and the HOA. Home projects risk rejection if they are not done well or if the final project does not meet the specifications set out in the proposal. If the project is done poorly (new concrete driveway that cracks 6 months later), the homeowner is now looking at a costly repair.

REAL ESTATE IS HOT

Carlos Gonzalez: carlos@sarealty.com

Spring 2021 really set the pace for the summer real estate market with a 16% rise in sales compared to 2020. As summer went into full swing, we saw a rise in home sales earlier than our usual peak season.

The average price of a home sold this Spring was approximately \$316,971. Throughout Texas, the average sales price was \$363,563 - 21.3% higher than 2020. The aver-

age number of days on market also decreased from 69 in 2020 to 45.



Real Estate closings in San Antonio continue to take place each day and the demand for real estate remains high. Work with your real estate professional. With technology and

new health and safety guidelines, there is no reason you have to postpone your home buying or selling goals this summer.

Every home is different and should be evaluated by a Realtor experienced in your neighborhood. A Realtor will perform a free market analysis to let you know how much you can get for your house.



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
Monday - Friday
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Closed major holidays

HOA website
http://www.HuntingtonPlaceHOA.com

Board of Directors
Marilyn Choate, President
Jerry Buecher
Robin Joyner

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
Parking Enforcement: (210) 207-3677

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.



Summer Maintenance Tips

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

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

July

- Address insect problems
Check grout in bathrooms and kitchen; repair
Inspect plumbing for leaks; clean

aerators

- Look for signs of destructive insects
Wash the exterior of the house

August

- Clean and repair deck
Clean carpets and wax tile and hardwood floors
Clean debris from windows
Clean dryer vent
Clean garage