
**WOODVIEW AT BULVERDE CREEK HOMEOWNERS'
ASSOCIATION**

WOODVIEW OUTLOOK

SPRING – APRIL 2005

DISTRICT 10 CITY COUNCIL NEWS BULLETIN BOARD

DISTRICT 10 MONTHLY MEETING

On a monthly basis, City Councilman Chip Haass hosts a meeting of representatives from various homeowners' associations across District 10. The meetings have provided valuable information and an opportunity for association representatives to interact with Councilman Haass and members of his staff. Guest speakers at the past two meetings have discussed the following topics.

Zoning: John Jacks, Senior Planner for Zoning, discussed the three basic types of zoning (residential, commercial, and industrial) as well as the role homeowners' associations and neighborhood organizations play in providing input and influencing zoning commission recommendations. We do have a voice that is listened to.

Deed Restrictions: Andrew Martin, City Attorney, touched on deed restriction enforcement as the responsibility of homeowners' associations. The city becomes involved only in those instances in which homeowners are in non-compliance with the provisions of city ordinances or state laws.

Library Construction: Aubrey George and Jesse Fernandez discussed the design and construction status of the new library, Comanche Lookout Park, at Nacogdoches and Judson Road. Construction has been hampered by rain. The project is about 38% complete with the library to hopefully open in October. The state of the art design incorporates an extensive outdoor reading area.

Animal Control: Sam Sanchez talked about the 65 year old animal control facility now in use and the new facility that will come on line in 2007. The city takes in approximately 54,000 animals a year. Only about 50% of that number is adoptable with the other 50% being too aggressive or ill. Unfortunately, only a relative handful of the adoptable animals leave the facility with new owners. Mr. Sanchez stated that the problem isn't about animals; it's about irresponsible owners. Pets aren't toys that can be discarded when the novelty wears off. They require commitment, care, and love.

FIRE STATION 48 OPEN HOUSE

The association received a letter from Chief Robert Ojeda, San Antonio Fire Department, inviting Woodview residents to attend the formal open house for the city's newest fire station, Station 48. The open house will provide an opportunity to tour a state-of-the-art facility. There will be entertainment as well as information on fire safety practices. The open house will be held on Saturday, April 9, from 11:00 A.M. to 2:00 P.M. at Fire Station 48, 18100 Bulverde Road. This is "our" fire station. Don't miss this chance to get an inside view and please remember to thank the fire fighters for the exceptional job they do and the risks they face on a daily basis.

SPECIAL INTEREST ITEMS

Volunteer Income Tax Assistance is available for District 10 residents. Assistance site is Thousand Oaks Library located at 4618 Thousand Oaks. For more information, call 211.

National Night Out 2005 is scheduled for Tuesday, August 2. It may be five months off, but it's time to start planning if Woodview is going to be involved. If you're interested in helping organize this program, please email Steve Brown, our association manager, at ams8@ams-sa.com.

Possible District 10 Seniors' Center could be located on the old Seven Oaks Inn property on Austin Highway or SAWS property on O'Connor Road east of Nacogdoches Road.

Traffic Light at Bulverde Road and Loop 1604: Construction to start in early April with project completion in late May. This is a Texas Department of Transportation funded project.

Traffic Light at Bulverde Road and Classen Road: Light will be located south of Shamrock station, a hundred yards or so from Loop 1604. Construction timeframe is early April through late May. City of San Antonio is funding this project.

City Wide Clean Up: Saturday, April 2, 8:00 A.M.-1:00 P.M. This is your opportunity to get rid of bulky items for free: broken appliances, old furniture, mattresses, water heaters, brush, etc. Area drop off locations are TDS Transfer Station at 11601 Starcrest and St. Helena's Church on 14714 Edgemont off Nacogdoches. Household hazardous waste (batteries, motor oil, paint, etc.) will only be accepted at 7030 Culebra. Take your most recent CPS utility statement as proof of residency and payment of monthly garbage pick up fees.

**DISTRICT 10
MAYORAL CANDIDATES' FORUM**

Councilman Haass was instrumental in bringing a Mayoral Candidates' Forum to our district. The forum is our opportunity to question the candidates about issues that confront us in District 10 as well as global concerns across the city. Plan on attending the forum scheduled for Tuesday, April 5, from 7:00-9:00 P.M. The location is the Trishway Banquet Hall, 11803 Perrin Beitel. The forum moderator will be Bud Little from WOAI. Think about the issues at hand and come prepared to ask questions. Seating will be limited. If you plan to attend, please call 824-7386 for reservations and any additional information.

HOMEOWNERS' ASSOCIATION ORGANIZATION AND STRUCTURE

Our homes represent what is arguably our largest single investment. Developing and maintaining a safe "community" environment is our homeowners' association's paramount task. As you are aware, membership in the association is not optional. At one time or another during the home buying process, each homeowner should have received a copy of both the association bylaws and the "Declaration of Covenants, Conditions, and Restrictions." In translation from legalese, Section 9.1 of the Declaration states that by virtue of owning a lot, the owner, under contract, agrees to pay annual association membership fees and any other applicable special assessments.

As elected representatives of the association's membership, the Board of Directors has those "powers and duties necessary for the administration of the affairs of the association and for the operation and maintenance of the land in keeping with the character and quality of the area in which it is located." There are five seats on the Board of Directors. Three of the five seats are presently held by Pulte representatives. The other two, as of last December, are held by two homeowners: Jeremy Settle and Bob Bird. When Pulte completes its final home sale within Woodview, it will relinquish its three seats.

Be active, not passive, in supporting our homeowners' association. Come to meetings, make your concerns and suggestions known, consider "throwing your hat in the ring" as a candidate for a board position. Become a committee member. Several committees will be established to focus on such things as development beautification, holiday decorations, security and safety, and social events. The daily business of the association is managed by Association Management Services (AMS) under the direction of the Board of Directors. Our AMS association manager is Mr. Steve Brown. AMS contact numbers are:

Phone: 829-7202
Fax: 829-5207

WOODVIEW CRIME SPREE?

The foundation was poured for the first home in Woodview less than three years ago. With development ending completion in Phase III, we'll have 229 homes in the community. Even though we're a relatively new neighborhood, crime has managed to find us. Just within the past year, Canyon Parkway was seen an auto break-in, an attempt to break through a gate to gain access to a backyard, vandalism of solar lighting, and the theft of an ornamental statue. This is by no means a complete list of Canyon Parkway's crime experience. It's merely an example. Question is, how can we make our neighborhood more secure?

It has been suggested that the association request increased police visibility in Woodview. In another article in this newsletter, you'll see that we're already in the process of requesting increased patrol based on another issue. With better than 200 residences in the community, we have more than 400 pairs of adult eyes that should be on the lookout for any suspicious activity, individuals, or vehicles in the neighborhood. Write down a description of suspicious individuals and vehicle license plate numbers. Call 911 if you have a serious concern.

Besides vigilance, there are some other precautions we can take to provide better personal and home security. I walk the Woodview neighborhood on an almost daily basis in an effort to keep the pounds from creeping back up. In the process, I have noticed how we tend to advertise our recent purchases, especially on Mondays after weekend shopping sprees. A questionable individual driving through the neighborhood can take inventory of the cardboard boxes sitting next to trashcans. Boxes for large screen televisions, home theater surround sound systems, new DVD recorders, and digital cameras are not a rarity. Take a few extra minutes to cut those boxes up and tape the pieces together with blank cardboard facing the outside. Get to know your neighbors. If you're leaving town for a few days, ask a neighbor to keep an eye on your house. Ask a neighbor to pick up your newspapers so they don't broadcast the fact that you're not home.

In an effort to get a clearer picture of the crime status in Woodview, we can develop a data base reflecting the address, date, and type of crime involved. To that end, if you've been a victim since moving in, please email Steve Brown, our association manager, and provide him with the details (ams8@ams-sa.com). The data should help identify problem areas and, if extensive enough, provide us to documentation to support any request for increase police patrols in the area.

HOMEOWNER CONCERNS

Our homeowners' association manager and the Board of Directors occasionally receive comments, concerns, and complaints regarding homeowner compliance with provisions of the Declaration. The Declaration is a lengthy document that many of us just haven't had the time to translate and digest. According to the bylaws, the homeowners' association is "responsible for administering and enforcing the covenants, conditions, and restrictions contained in the Declaration, including with respect to the collection and disbursement of charges and assessments." The board also monitors compliance with city ordinances and state laws within our community on a global basis, and as necessary, solicits the assistance of precinct, city, and county authorities in reversing any non-compliance trends. Please take a few minutes to read the following and hopefully gain a clearer understanding of association expectations in some key areas.

Animal Nuisance: *Section 3.4(f) of the HOA Declaration stipulates the types of pets that can and cannot be kept within Woodview. It also states, "No more than 4 domesticated household pets will be permitted on each lot. Pets must be restrained or controlled by a leash, rope, or similar restraint or a basket, cage, or other container when not confined within the boundaries of the owner's back lot inside a fenced area or within the residence. All animals shall be properly tagged for identification and shall be properly vaccinated, bathed, and otherwise kept clean to avoid health or safety risks."*

The Declaration does not specifically address a problem with dogs that bark, and bark, and bark at all hours of the day and night. San Antonio City Ordinances, Article VI, Section 5-201, however, does address "misdemeanor violations by animal owners." It reads, "An animal owner commits a misdemeanor offense if by act, omission, or possession, he creates an animal nuisance per se. The filing of a complaint by two (2) or more neighbors, within a twelve-month period, regarding the barking of an animal kept by its owner shall give rise to the presumption that an owner keeps an animal which barks or whines in such a manner, with such intensity, or with such continued duration so as to annoy, distress, or disturb the quiet. For the purpose of this presumption, each neighbor must occupy a different residence." This same ordinance addresses property damage or physical injury caused by an animal.

If a problem exists with an animal nuisance, a homeowner can file a complaint with the appropriate enforcement agencies. Section 5-212 of the ordinance reads, "The provisions of this article shall be enforced by the director of public health and his designated agents and the police department."

(continued on page 3)

HOMEOWNER CONCERNS (continued)

Neighborhood Parking Habits: The Texas Transportation Code (TTC) contains provisions that regulate neighborhood parking. Helter-skelter parking paints a negative, chaotic picture of our community. More importantly, however, it impacts the safety of our residents, especially our children. A 30 day parking habits survey was conducted within our community to determine the extent of the problem. Basically, there were three provisions of the code being routinely violated. Violations took place at 38 of our residences, approximately 20% of our homes.

Parallel Parking – TTC, Chapter 545, Section 303(a) states, “An operator who stops or parks on a two-way roadway shall do so with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb.” Violations of this portion of the TTC take on two forms within Woodview: 1) angle parking a vehicle nose-in to the curb rather than parallel to the curb, and 2) parking a vehicle parallel to the curb but on the wrong side of the street facing into traffic (left-hand wheels to curb) rather than with traffic (right-hand wheels to curb).

Blocking Pedestrian Use of Sidewalks – TTC, Chapter 545, Section 302(a) states. “An operator may not stop, stand, or park a vehicle ... on a sidewalk, in an intersection, or on a crosswalk.” Here, two types of violations stand out: 1) parallel parking up over the curb partially on the sidewalk, and 2) parking in driveways in such a manner that the vehicle blocks the sidewalk and, in some cases, actually extends out into the street. We want to keep our sidewalks and crosswalks clear so that we can take babies for a stroll, our kids can ride their tricycles, we can get in our daily walks, and our kids can venture to and from school safely rather than having to walk in the street, moving in and out between parked cars. Remember, sidewalks are city property.

Parking Too Close to Intersections – TTC, Chapter 545, Section 302(b) states, “An operator may not, except momentarily to pick up or discharge a passenger, stop or park an occupied or unoccupied vehicle ... in front of a public or private driveway, within 15 feet of a fire hydrant, within 20 feet of a crosswalk at an intersection, within 30 feet on the approach to a stop sign or yield sign.” Not all crosswalks are marked with white lines. City guidelines read, “A marked crosswalk is any crosswalk which is delineated by white painted markings placed on the pavement. Crosswalks are marked mainly to encourage pedestrians to use a particular crossing. All other crosswalks are therefore unmarked.” Parking too close to intersections obstructs a driver's line-of-sight for pedestrians as well as cross traffic.

HEADS UP! Our HOA newsletter last spring addressed these same parking concerns. As a result of the “parking habits survey” in February, letters were sent out reminding specific homeowners of TTC provisions and asking for their help in working through this concern. The majority of these homeowners were wonderful. They simply took care of business. However, the parking problem still remains global enough that the Board of Directors has prepared and forwarded letters to the Bexar County Precinct 3 Constable, Bexar County Sheriff, and SAPD. The letters ask for their assistance in addressing this continuing problem by having officers, as time and opportunity permit, to monitor the neighborhood and issue warnings or citations as appropriate. Had an officer driven through Woodview on Saturday morning, March 19, he could have written 23 parking citations (17 just on Canyon Parkway and Lenton Rose). The letter also asks that they monitor speeding on Canyon Parkway and non-observance of stop signs, especially on Liatrix Lane at Canyon Parkway.

Trash Cans: Trash cans and garbage sacks are less than attractive, but are a necessary evil. Issues in this area are twofold: 1) storage of trash receptacles on non-pick up days, and 2) timely placement/removal of trash receptacles on designated trash pick-up

days. A visual survey at mid-day on three consecutive Tuesdays showed respectively that 22, 27, and 24 residences still had trash cans visible from the street following Monday trash pick up. City ordinances, Section 14.11, Residential Refuse, reads:

“It shall be the duty of the owner or occupant of any dwelling to:

1) place refuse at the designated point of collection no earlier than 6:00 a.m. of the day of collection.

2) remove all reusable receptacles from the collection point by 10:00 p.m. the same day as the collection except where such receptacles may be stored in alleys designated for refuse collection. Receptacles not removed shall be declared a public nuisance and may be removed by the city.

Section 3.4(g) of the HOA Declaration supplements the city ordinance and states:

“No cans, bags, containers, or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris shall be stored, kept, placed, or maintained on any lot where visible from any street except solely on a day designated for removal of garbage or rubbish and on which days only such cans, bags, containers, and receptacles may be placed in front of a residence and beside a street for removal, but shall be removed from view before the following day.”

Translation: Trash receptacles can't be visible from the street except on pick-up days. They must be stored out-of-sight.

Basketball Goals: Resident complaints focus on portable basketball goals that are being placed in a manner that inhibits pedestrian use of the sidewalk. Secondly, activities incorporating use of portable basketball goals are taking place in streets and impeding the flow of traffic. Section 4.4(r) of the Declaration states:

“Basketball goals, backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed on any lot in the subdivision or where same would be visible from an adjoining street or lot without the prior written consent of the (association's) committee. The committee shall have the authority to establish guidelines for the placement and design of basketball goals and no basketball goal shall be kept or maintained within sight of any street except in accordance with any such guidelines established.”

Other than the “written consent” provision, this section of the Declaration does not provide specific guidelines for placement. Does the association need to establish specific guidelines and, if so, what should the guidelines be? Also, do skateboard racks and ramps fall under this section of the Declaration as “other similar sporting equipment”?

Yard Maintenance: Section 7.1 of the Declaration requires:

“The owner or occupant of each lot shall cultivate an attractive ground cover or grass on all areas visible from the street, shall maintain all areas in a sanitary and attractive manner and shall edge the street curbs that run along the property line and the sidewalks and driveway located on the lot. Grass, weeds, and vegetation on each lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner.”

This section continues on to say that the association has the right to have the grass mowed and that the resident will be obligated to reimburse the association for the cost. If reimbursement is not made, a lien can be placed on the property.

TEXAS WILDFLOWERS REVISITED

One of the beauties of Texas is found in the abundant wildflowers that paint the springtime landscape along its highways. Late March through early May is the best time for seeing Texas wildflowers in all their splendor. The newsletter's 2004 spring edition presented an overview of Wildseed Farms, located outside Fredericksburg. The past year was seen the Woodview population nearly double. So, here's an update on a great way to spend a sunny afternoon.

You can feast your eyes on 200 acres of wildflowers in various stages of growth. Springtime brings Texas bluebonnets, red corn poppies, phlox, and a wide variety of other spring flowers. Facilities include the working wildflower farm, self-guided walking trail, Market Center, Brew-Bonnet Biergarten, and Garten Haus. The Market Center offers a considerable selection of gifts, specialty foods, apparel, gardening gadgets, and wildflower seed actually grown on the farm. The Biergarten provides a place to relax, sit awhile, and enjoy a beverage, ice cream, or a snack. Garten Haus courtyard is a nursery.



Wildseed Farms' Nursery Courtyard

On Wildseed Farms' Nursery Courtyard y Haus. It reopens on April 1st for the 2005 season. You can walk amongst hundreds of butterflies and hummingbirds in the 3000 square foot haus. The Lone Star State is home to more than 400 species of butterflies. Explore the magnificent beauty of these incredible creatures. Learn about their amazing transformation from tiny eggs, to caterpillars, to chrysalises and ultimately awe inspiring graceful adults. Admission to the Butterfly Haus is \$5.00 for adults, \$4.00 for seniors and children. This also includes admission to "The Meadows." The Pedernales Valley Wildflower Festival, runs April 4 thru April 17. Open everyday from 9:30 to 6:00, Wildseed Farms is located on Highway 290 seven miles east of Fredericksburg. For more about Wildseed Farms and the Butterfly Haus, visit the website at: www.wildseedfarms.com.

Make it a weekend fun getaway. Fredericksburg itself provides great shopping and dining in a quaint German community atmosphere. Visiting the Admiral Nimitz Museum is the perfect way to expand your knowledge of World War II in the Pacific. Enchanted Rock, a 1600 acre state park, is located just 18 miles north of Fredericksburg on Ranch Road 965. Walk the trails around this granite monster and climb up to the top for a spectacular view. Do it all for one special weekend: Wildseed Farms, Admiral Nimitz Museum, Enchanted Rock, and unique shopping and dining.

DISTRICT 10 CITY COUNCIL CANDIDATES FORUM

In addition to electing a new mayor for San Antonio, District 10 residents will also be selecting the individual who will represent their interests on City Council. The District 10 Neighborhood Alliance invites residents of the district to a candidates forum on Friday evening, April 18. Refreshments will be served at 6:30 with the forum to begin at 7:00. The forum will be held at the Northeast Service Center, 10303 Tool Yard, which is located on Wurzbach Parkway between Perrin Beitel and Thousand Oaks. The forum is sponsored by Grande Communications. For more information, call John Clamp at 804-2019 or Mike Gallagher at 946-0190.

WORLD WAR II VETERANS TRIBUTE

The Department of Defense, World War II 60th Anniversary Commemoration Committee, will present a tribute program for WWII veterans on Sunday, April 3. The program is open to the public and will be held at Villita Assembly Building, 401 Villita, beginning at 2:00 P.M. For more information, call 1-877-868-2058 or visit www.60wwii.mil.

CITY ELECTIONS – EARLY VOTING

Election Day is Saturday, May 7. Early voting runs from April 20 through May 3 at the Brookhollow, Oakwell, and Thousand Oaks Libraries as well as Windsor Park Mall. Times vary, so call 335-8683 for more information.

CITY COUNCIL DISTRICT 10 CONTACTS

Councilman Chip Haass, 207-7276
Christina Foley, district10@sanantonio.gov

City Hall Office, 207-7063
Charles Mazuca and Marisol Robles: cadist10@sanantonio.gov

District 10 Field Office, 824-7355
Amy Putney and Rocky Estrada: dist10field@sanantonio.gov

DATES TO REMEMBER

- April 2** City Wide Clean Up
- April 3** World War II Veterans Tribute
- April 5** District 10 Mayoral Candidates Forum
- April 9** Fire Station 48 Open House
- April 15** Sorry – Tax Return Deadline
- April 18** District 10 City Council Candidates Forum
- April 20** Early Voting Begins
- May 3** Early Voting Ends