



# WOODVIEW AT BULVERDE CREEK HOA

---

## - WOODVIEW OUTLOOK -

---

SUMMER – JUNE 2005

---

### **ASSOCIATION BOARD TRANSITION AHEAD: THREE INTERIM BOARD MEMBERS NEEDED**

The final home in Woodview is under construction. As a result, Pulte Homes anticipates turning over its remaining three homeowners' association board positions by the end of June. Therefore, we are seeking candidates to complete the unexpired terms of these soon to be vacant positions. Three individuals will be appointed by the board to fill these positions until the annual general membership meeting in November. If you are interested in becoming an association board member, please complete the enclosed candidate profile form and send it to Greg Heaton, our association manager, give it to Jeremy Settle or Bob Bird, our current homeowner board members. Addresses are provided on the profile form.

---

### **COMMITTEE MEMBERS NEEDED**

Our association's governing documents stipulate that two mandatory committees must be established: Nominating Committee and the Architectural Control Committee (ACC).

The Nominating Committee is to be appointed by the Board and consists of the Chair, who must be a member of the Board of Directors, and a minimum of two homeowners. The initial committee must be appointed prior to the annual general membership meeting in November with sufficient time for solicit candidates, evaluate the qualifications of each candidate, and present a number of nominees at least equal to the number of anticipated Board vacancies. At the annual meeting, the Board will appoint a subsequent Nominating Committee that will serve from the end of the 2005 annual meeting through the close of the 2006 annual meeting.

The Architectural Control Committee consists of three homeowners appointed by the Board of Directors. Members of the ACC serve indefinitely until resignation or, when warranted, removal by the Board. The committee is charged with ensuring conformity and harmony with community standards regarding any landscaping, lot improvements, or home improvements within Woodview.

Other non-mandatory committees will also be established by the Board. Such committees include, but are not limited to, a Social Committee and a Communications Committee.

If you are interested in becoming a member of one of these committees, please contact our association manager, Greg Heaton, at [ams41@ams-sa.com](mailto:ams41@ams-sa.com) or by calling 829-7202.

### **FIREWORKS & FINES**

Did you know that fireworks are illegal in the city limits of San Antonio? The fireworks stands that will be up and running shortly will be located in Bexar County, outside the city limits. Fire Marshals and police officers will be issuing tickets for violation of the city ordinance. Fines can range from \$100 to \$2,000.



---

### **PLANNING PRIORITIES**

As the homeowners take over full control of the association, the Board will begin planning to address identified priorities. In that regard, the Board will need input from the general membership. What do you see as priorities the Board should address over the next 12-16 months as well as long term? Here are some possibilities:

- Clean up the greenbelt and starting work on a walking trail.
- Look into establishing a Neighborhood Watch or Citizens on Patrol type program to improve security?
- Work with the city to turn the two-way stop at Liatris Lane and Canyon Parkway into a four-way stop in an effort to make our kids' journey to and from school safer.
- Work with the city to get marked crosswalks at the Liatris Lane-Canyon Parkway intersection.
- Fair and consistent enforcement of deed restrictions contained in the Declaration of Covenants, Conditions, and Restrictions (DCCR).
- Landscape the area around the Woodview sign from the bridge to the first home (approximately 55' x 20').
- Establish a cooperative relationship with our new elementary school by presenting a community gift such as library books or landscaping.
- Establishing a rapport and solid working relationship with the new Fire Station and local law enforcement.

The list could go on and on. We're looking for your thoughts and suggestions. Email your ideas and priorities to the association's current homeowner Board members:

Jeremy Settle ([jwsettle@sbcglobal.net](mailto:jwsettle@sbcglobal.net))  
Bob Bird ([DBIRD@satx.rr.com](mailto:DBIRD@satx.rr.com))

---

**A MOMENT OF THOUGHT: "In the truest sense, freedom cannot be bestowed; it must be achieved."  
- Franklin D. Roosevelt**

---

## SAWS ON PATROL

During the first week of June, the San Antonio Water System (SAWS) issued a handful of warnings/citations for violation of the city ordinance that regulates water use. The white SAWS Jeep Cherokee isn't piloted by a regular SAWS employee. Rather, it's an SAPD officer behind the wheel. On a year round basis, watering of lawns, plants, etc. by sprinkler must be done after 8:00 in the evening and before 10:00 in the morning. First offenses carry a fine of \$50-\$100. Subsequent offenses are very, very expensive: \$250-\$2,000. **Ouch!!!**

---

## NEED ACC APPROVAL?

According to the association's Declaration of Covenants, Conditions, and Restrictions (DCCR), "no landscaping shall be undertaken and no building, fence, wall, or other structure shall be commenced, erected, placed, maintained, or altered on any lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made by any party until all plans have been approved." If you are considering any of these actions, please read Sections 5.1 through 6.6 of the DCCR.



If you begin a project without the formal approval of the Architectural Control Committee (ACC) and that project does not conform to established community standards, you can legally be forced to remove or teardown the project. Better safe than sorry. Jump through the hoops and get the needed approval. You can obtain an ACC Improvement Request form from the AMS website at [www.ams-sa.com](http://www.ams-sa.com). The ACC has 30 days to study and approve or disapprove the request, so plan ahead.

---

## TICKETS GALORE!

Sorry, we're not talking about tickets to the NBA finals. A few weeks ago, SAPD and the Bexar County Sheriff's Department paid our community a visit. If you remember, the last newsletter carried a warning of their potential visit. In five hours over a two day period, two motorcycle Sheriff's deputies wrote 78 speeding tickets on Canyon Parkway, including two NEISD school buses (with students aboard). Warnings/citations were also written for illegal parking. Beware, they will be back.



## WOODVIEW AT BULVERDE CREEK HOMEOWNERS' ASSOCIATION, INC.

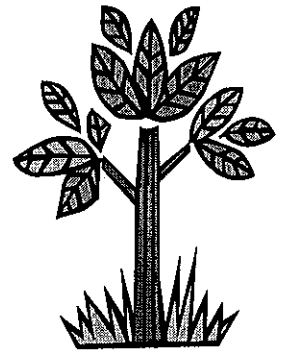
**Association Management Services**  
**1600 N. E. Loop 410, Suite 202**  
**San Antonio, Texas 78209**

**Office: (210) 829-7202**  
**Fax: (210) 829-5207**

**Website: [www.ams-sa.com](http://www.ams-sa.com)**

## A PICTURE'S WORTH A 1,000 WORDS

You're being transferred to another city and your house has been on the market for a little over a month. Your realtor has had a few inquiries, but no offers. One day as you're walking back from the mailbox, you take stock of the panoramic view you have of the neighborhood. Then it hits you. Little things here and there have painted a less than enticing picture for prospective buyers. The



trees in your yard need trimming. John's lawn across the street has grass growing over the sidewalk and curb. Two houses down, Kathy has to push the baby's stroller into the street because there's a basketball goal on the sidewalk blocking her path. Tom's dirty and beat up trash cans are sitting in front of the garage door and trash pickup was yesterday. The last time Cindy's lawn saw water was when Noah floated by. No wonder the house offers haven't been pouring in.

What can be done to keep this scenario from becoming reality. Well, at least twice a month, on behalf of the Board, Association Management Services inspects Woodview. The inspector is looking for violations of the DCCR. Violations like those mentioned above. When identified, letters are sent to appropriate homeowners to make them aware of the problem. In most instances, the problem is taken care of and life goes on. All of us share the responsibility for ensuring that our community maintains a high standard for lot improvements, landscaping, yard maintenance, and overall appearance. Somehow, we've got to develop and maintain a sense of community.

---

## CREEK BED TEMPTATION

School just ended, but it's not too early to start thinking about next year for those who will be attending our new elementary school. The new school year will be exciting, especially for the "upper classmen" who will be setting the tone, writing history, and instilling traditions. Our kids may not get very excited at the mention of mathematics, but I'll guarantee you that they'll figure out the shortest distance between two points - their house and the new school. This could create a special problem for those who live in Woodview's phase III. Many of your elementary age kids will be tempted to take a shortcut through the creek bed area up to Canyon Parkway rather than taking the longer (and safer) route up Alpine Aster to Liatris Lane and down Canyon Parkway. Don't know if you happened to see the extremely large snake that had been run over on Bulverde Road just north of Canyon Parkway last week. Snakes, scorpions, and other undesirable creatures still inhabit the greenbelt and creek bed. The creek bed will be a virtual blind spot with no adults around. Who knows what can happen? Start writing that "safety first" speech.