



# WOODVIEW AT BULVERDE CREEK HOA

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## - WOODVIEW OUTLOOK -

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WINTER - DECEMBER 2005

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### **BULVERDE CREEK ELEMENTARY SCHOOL: IT'S "OUR SCHOOL."**

*You may not have stopped to really think about it, but we have a considerable vested interest in the success of Bulverde Creek Elementary School and anything that positively or negatively affects the school and its students. Our tax dollars contribute to the school's financial well-being. Our children transform it from merely a brick building into a place of learning. They are the reason it exists. The school's academic success and its appearance directly affect our property values.*

*Recently, the school has been experiencing some problems with which we can help. Vandalism has reared its ugly head. As an example, several of the school's parking lot lights have been broken out. From information the school has received, two older boys, about middle school age, were seen at the school when the damage took place.*

*Environmental health is becoming a concern in that the school grounds, where our children take part in Physical Education, walk, and play, are routinely being riddled with dog droppings – not a healthy situation. Such deposits have even been found in the fenced off little folks' playground area at the front of the school. We can't blame the dogs; they don't know any better. Their irresponsible owners do, however.*

*So, what can we do to help? Who knows how many times we drive by the school in the evenings and on weekends? Many of us walk along Canyon Parkway to Bulverde Road and back on a regular basis. We can keep an eye out for anything suspicious. Make a little detour and go through the parking lot. If you notice something that's been vandalized or otherwise damaged or you see some suspicious activity taking place, call the North East ISD Police at 655-CARE (2273). Program the number into your cell phone right now so it's always handy. You can also make a report via email at [neisd-pd@neisd.net](mailto:neisd-pd@neisd.net). If a timely response is needed, 655-CARE is the best bet. Be sure to get a description of any individuals involved: hair color, clothing, height (tall or short), weight (thin, heavy set), etc. Are they on foot, in a car, riding bikes, skateboards, or scooters?*

*Every tax dollar spent on repairing damage done through vandalism could be spent in far more productive efforts. Let's be watchful and send the message, "Don't mess with our school!"*

### **ASSOCIATION'S FINANCIAL STATUS**

*To maintain control over a subdivision's aesthetic appeal while construction and sales are taking place, builders are not only members of the homeowners' association, but they traditionally occupy all or the majority of positions on the association's Board of Directors. As construction and sales wind down, control of the Board transitions from the builder to the homeowners. That's just how it was with Pulte.*

*As a member of the association, the builder is charged an assessment. Usually, this takes on one of three forms. The builder either:*

- Pays an assessment on each lot at the same rate as a regular homeowner;
- Pays an assessment on each lot at a rate lower than that of a homeowner (usually 50%); or
- Provides deficit funding to cover the difference between the association's operating expenses and its actual revenue from homeowner assessments which, during the first year or so, is considerable.

*As far as Woodview was concerned, Pulte took the first option. That option isn't taken very often. In doing so, Pulte guaranteed that the association would be on solid financial ground when the homeowners took over actual control of the association.*

*Last August, when Pulte turned over full control of the homeowners' association, the association's "reserve fund" was in excess of \$37,000.00. We are nearing the end of this budget year and it appears that we'll have a considerable balance that can be added to the "reserve fund." As a result, we have adequate funding available to address certain initiatives and still maintain a solid "reserve fund." Some of these initiatives are:*

- Bringing electrical power to the Woodview entrance monument area.
- Installing two spotlights on the front of the monument, one spotlight to illuminate the flag, and a protected/secure electrical outlet to facilitate holiday decorations.
- Bringing water to the Woodview entrance monument area.
- Installing an irrigation system to facilitate landscaping of the monument area.
- Landscaping the monument area with trees, shrubs, annual flowers, grass, etc.
- Starting initial development of a walking trail in the green-belt area.

*So, bottom line, the association is on solid financial footing. There is no need now or in the foreseeable to even think about any increase in homeowner assessments.*

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**PEACE ON EARTH**

## **SURVEY SAYS ...**

A community survey was sent out to all of our residents in October. Only 30 of the 229 that were mailed out were returned. From a research point of view, a 13.1% return rate doesn't provide statistically significant data. But then again, no one is basing his or her dissertation on this data. It did, however, provide the association's Board of Directors with a fair picture as to how the community feels about certain issues and possible initiatives. Enclosed with this newsletter is a copy of the survey annotated to reflect the distribution of the responses. Also enclosed is a listing of the written comments made on the survey form.

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## **WANT MORE STREET LIGHTS?**

Several residents along the initial stretch of Alpine Aster have expressed concern over a lack of lighting in that section. According to the city's Public Works website:

*Residential streets are typically lighted so that a silhouette is created by anything or anyone on the road at night. This is created by providing a street light at each intersection and sometimes at mid-block if the block is over 600 feet in length.*

Alpine Aster between Liatris Lane and Blue Trinity is approximately 1100 feet in length. Therefore, it should merit one, maybe two mid-block street lights in addition to a light at each corner. If you are interested in spearheading an initiative to get additional street lights on Alpine Aster, you can contact Public Works at 207-8075. If an additional light is warranted, you will be mailed a form (basically a petition) which neighbors can sign. Signatures are required from all neighbors residing adjacent to the proposed location of the light.

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## **- FOOD FOR THOUGHT -**

**"A team with integrity doesn't need motivation."**

**- Tom Landry**

## **TRAFFIC & PARKING CONCERNS**

Looking at the survey comments regarding traffic and streets, it's obvious that there is considerable concern over the congestion caused by so many cars being parked in the street. With so many cars parked along the curb, line-of-sight is greatly reduced when it comes to seeing children playing on the sidewalk or driveway and cars backing out of driveways. Since we're not a gated community where the streets are private, we have no authority to regulate parking in the street. Our streets are city property and parking is regulated by state law and city ordinances. Whenever possible though, please park your cars in your garage or driveway rather than in the street. The safety of our children far outweighs any convenience that parking in the street may bring.

Based on the width of a street, we can petition the city's traffic engineer to have one or both sides of the street declared no parking. For one side to be declared as no parking, the platted width of the street must be less than 30 feet. Both sides can be declared no parking if the platted width is less than 20 feet. None of our streets are less than 20 feet wide curb to curb. In some spots, a given street may be less than 30 feet wide. If the plat showed the street less than 30 feet wide and the city traffic engineer blessed our request, that would create another problem. Which side becomes no parking? Not sure that's a "can of worms" worth opening!

Below is a quick refresher course in parking laws and ordinances that come into play within Woodview.

- Angle parking is permitted only in approved and marked areas. No street within Woodview, including cul-de-sacs, has been designated for angle parking. - city ordinance
- Can't park an oversized vehicle in a residential street. - city ordinance
- Can't park unused cars in the street for more than 24 hours or at any time for purposes of storage, washing, greasing, repair, sale, or display of advertising signs/postures fixed to such vehicle. - city ordinance
- Can't park a vehicle on a sidewalk, in an intersection, or on a crosswalk. - state law
- Can't park within 20 feet of a crosswalk at an intersection. - state law
- Can't park within 30 feet on the approach to a stop sign or yield sign. - state law
- Can't park in front of a public or private driveway. - state law
- When parallel parking on two-way street, the right-hand wheels of the vehicle must be parallel to and within 18 inches of the right-hand curb. - state law

Although the homeowners' association doesn't have the power to self-enforce city ordinances and state laws, it can ask for the assistance of local law enforcement to do so. Last spring the need arose to ask the Bexar County Sheriff for help. In a five hour period over two days, two deputies gave out 78 speeding tickets on Canyon Parkway as well as several citations and warnings for illegal parking on our streets. Guess it was a big month for the county's coffer.

## **TRAFFIC LIGHT AT BULVERDE ROAD AND CANYON PARKWAY**

The last listed traffic study on Bulverde Road between Loop 1604 and Evans Road took place on April 26, 2004. It was conducted in conjunction with the traffic light at Harcourt. That was more than 18 months ago, before the final phases of Woodview and the Summit were up and running. Those final sections account for an additional 450+ homes with at least 2 or 3 vehicles per household (900 to 1350 additional cars). Woodview and the Summit are just two subdivisions for which Bulverde Road is the main ingress and egress route. With Bulverde Village growing by leaps and bounds along with the expected PGA development, the already unmanageable volume of traffic will only worsen.

Unfortunately, school buses must navigate the Bulverde Road and Canyon Parkway intersection. Seven (7) school buses carrying approximately 300 students to and from Bulverde Creek Elementary School must pass through that intersection on a daily basis. Two more buses are transporting 105 Woodview and Summit students to Tejada Middle School and Reagan High School each day. That's a total of nine (9) buses with 405 students aboard that pass through that intersection twice a day.

The data above was incorporated into a letter which was sent to Public Works, Traffic Engineering on October 25, 2005. A copy was emailed to our city councilman, Chip Haass. There's been no response from Traffic Engineering thus far. Keep your fingers crossed.

## **CITY RESPONSE TO CONCERNS**

It's been more than six weeks since the letter asking for an updated traffic study on Bulverde Road was sent to Traffic Engineering. Thus far, Traffic Engineering hasn't even bothered to acknowledge receipt. This lack of response isn't atypical for Public Works. Public Works has been contacted previously about the drainage problem at the end of Blue Charm, need to stripe Canyon Parkway between Bulverde Road and Liatris Lane in front of the school, and need to reinstall the speed limit sign that was knocked down on Canyon Parkway. Those requests all date back to August or before. We contacted Councilman Haass' office for assistance and a fire seems to have been lit.

Code Compliance appears to place more of a value on positive public relations. Code Compliance has been contacted on three occasions and was very responsive. Contact was made recently regarding the stagnant pool of water under the Canyon Parkway bridge. Code Compliance acknowledged receipt the same day and, although the issue did not fall under their auspices, took the initiative to forward it to the appropriate city department. Unfortunately, that city department is none other than ... Public Works. Keep your fingers crossed, but don't hold your breath.

## **FUTURE OF OUR GREENBELTS**

Many of you may not be aware that we actually have two greenbelts. Our primary greenbelt consists of three lots. One serves as an entrance at 4034 Alpine Aster. It's a 20 foot wide corridor into the second lot located behind the Phase I homes on Alpine Aster. The third lot picks up at the end of the second and runs behind the Phase III homes on Alpine Aster to the creek bed. It makes a turn at the creek bed and runs to Canyon Parkway by the Woodview monument and flag. Combined the 3 lots account for approximately 15 acres. The stretch behind the homes on Alpine Aster is 200 feet deep but narrows considerably as it turns and runs along the creek bed.

The survey reflects that 70% of the homeowners who responded are in favor of exploring the possibility of creating a walking trail in the greenbelt. As far as paying for such a project, some of the funding needs would be allocated from the association's current budget with additional dollars available from the "reserve fund." If the price tag exceeded the funds currently available, it could be done in stages over a few years with funding set aside from each year's budget. The Board has taken a firm stance that raising assessments is **not** an option.

Several of those who responded live on Alpine Aster and have homes that backup to the greenbelt. They have a concern that a walking trail could compromise their privacy in that their fences are wrought iron rather than the wooden privacy fences seen elsewhere in Woodview. This concern could be minimized by creating a walking trail that meanders relatively down the middle of the greenbelt from the entrance at 4034 Alpine Aster, down to and along the creek bed, to the Woodview monument area on Canyon Parkway. That would provide a 70-140 foot buffer zone from the walking trail to the homes in question. Since few, if any, trees and large shrubs would be removed, the foliage would serve to help screen their backyards.

The second greenbelt is located nearly two miles away from Woodview. It is situated behind Fire Station 48 on Bulverde Road. The site covers nearly 28 acres, 17 of which are flood plain. The Board is concerned that this piece of property could be more of a liability than an asset. It is not certain as to why Pulte gave it to us. There is some thought that it might be tied to the stormwater management plan that a developer/builder must prepare and have approved. By increasing the amount of permeable land surface, the plan may have precluded a requirement for a sedimentation-filtration basin. The elementary school has such a basin located between it and the creek bed. Whether or not this second green-belt is an integral part of the stormwater management plan must be researched. If it isn't, it may be in our best interest to bequeath it to the city, Edward's Aquifer Authority, or some other governmental agency. If it is tied to the plan, we may be forced to keep it or build and maintain a sedimentation-filtration basin. Right now, nothing is certain. Let the research begin.

If you have any thoughts about the future of our two greenbelts, please email them to [ams41@ama-sa.com](mailto:ams41@ama-sa.com).

## **IS OUR NEIGHBORHOOD GOING TO THE DOGS?**

There is a litany of complaints that is common to almost each and every homeowners' association. Two of the complaints focus on our canine sidekicks: excessive barking, especially at night; and fecal deposits in neighborhood yards. In reality, the dogs usually aren't the problem. Sometimes it's a pet owner who merely isn't aware there's a problem. Most times, however, it's an irresponsible pet owner who's the problem.

Regarding pets, the association's deed restrictions state that:

- No person shall permanently or temporarily quarter an animal (domesticated, household or otherwise) that may interfere with or threaten the quietude, health, or safety of the community.
- No more than 4 domesticated household pets are permitted on each lot.
- Pets must be controlled by a leash, rope, or similar restraint when not confined inside a fenced area or in the house.
- All pets must be properly tagged for identification, properly vaccinated, bathed, and kept clean to avoid health and safety risks.

City ordinance states that a pet owner commits a misdemeanor offense if by act, omission, or possession he creates an animal nuisance. A nuisance is presumed to exist if:

- A complaint is filed by two (2) or more neighbors within a 12 month period regarding the barking of an animal kept by the owner. The animal must "bark or whine in such a manner, with such intensity, or with such continued duration so as to annoy, distress or disturb the quiet, comfort or repose of persons of normal nervous sensibilities." Each neighbor must occupy a different residence.
- An animal has damaged or destroyed public or private property during the last 12 months.
- An animal has bitten or injured another animal or person during the previous 18 months.

According to the city ordinance, these provisions are enforced by the Director of Public Health, his designated agents, and the police department. If you have a concern regarding an animal nuisance, contact the Metro Health Department at 207-8780 or by fax at 207-8999.



## **Brave Young Heroes**

*The Holiday Season is with us now  
With Christmas and New Years so near  
And the words to dozens of carols  
Dancing through the airways we hear.*

*With coats pulled tight we journey out  
To touch winter's wonderland  
While thousands of brave young heroes  
As freedom's guard they stand.*

*We dress up the kids in colors bright  
For that picture with Santa Claus  
While thousands of brave young heroes  
Must wear the colors of camouflage.*

*Bing paints the picture of a Christmas white  
In the streets of a colony grand  
While thousands of brave young heroes  
See only miles and miles of sand.*

*We deck the halls with boughs of holly  
To express our Christmas cheer  
While thousands of brave young heroes  
Live in a world of constant fear.*

*Shop doors jingle with clanging bells  
On our quest for that perfect gift  
While thousands of brave young heroes  
Look for something their spirits to lift.*

*Legendary thoughts of sugarplums  
May dance in our sleepy heads  
While thousands of brave young heroes  
Hear the sounds of battle instead.*

*We'll gather around the Christmas tree  
Filled with ornaments shining bright  
While thousands of brave young heroes  
Look for the tunnel's ending light.*

*In churches we gather in prayer to reflect  
On the Child of that silent night  
While thousands of brave young heroes  
Keep freedom our precious right.*

*So in this time of family and friends  
Let us all keep reality in mind  
With thoughts of brave young heroes  
Through our prayers it's peace they'll find.*

**- Bob Bird**

## **MORE REALISTIC SIGN POLICY**

The DCCR, the deed restrictions, views signs with a very narrow focus. Feeling that the scope needed to be somewhat more realistic, the Board of Directors has drafted a resolution that broadens the scope while clarifying applicability. If you have any concerns or suggestions on this subject, please forward them to the Board. You can email them to the association's manager at [ams41@ams-sa.com](mailto:ams41@ams-sa.com).

Summarizing the resolution, signs are broken down into two groups: permanent and temporary. All signs, whether of a permanent or temporary nature, must be professional in appearance. Signs may not be attached to street signs, street lights, or mailboxes.

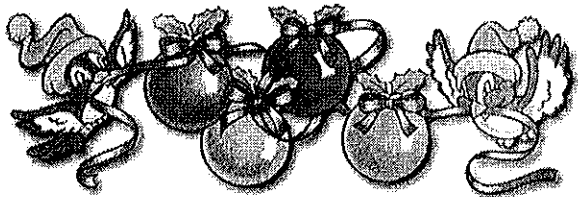
The permanent signs focus on safety and security issues. Permitted permanent signs are:

- **Alarm signs** – one (1) sign of not more than one square foot in size, and four (4) stickers not to exceed 4" x 4" in size
- **Beware of Dog signs** – two (2) per lot not to exceed one square foot in size indicating the presence of a dog for liability/insurance purposes
- **Emergency services signs** – one (1) window sign, not to exceed one square foot, indicating a resident within the home has a serious medical condition

No more than three (3) temporary signs can be placed on a given lot at one time. The approved temporary signs are:

- **For Rent, For Lease, For Sale signs** – one (1) sign, not to exceed four square feet, advertising the property for rent, lease, or sale
- **Open House signs** – one (1) sign for display during actual showing hours
- **School spirit signs/flags** – one (1) per child during the period of time in which the child is actively and directly involved in the cited team/organization
- **University signs/flags** – one (1) per institution with which a resident has some affiliation
- **Garage Sale signs** – one (1) per lot during actual garage sale hours
- **Political signs** – two (2) per lot, pertaining to a ballot item, to be posted no earlier than thirty (30) days before election/voting and removed no later than three (3) days after final voting

**Policy Waiver:** Realizing that the policy cannot be all inclusive taking into consideration all potential unique situations, the Board of Directors may grant a temporary waiver to allow for the posting of a sign not listed above. Such a waiver must be requested and approved in writing.



## **FIREWORKS & FINES**

Did you know that fireworks are illegal in the city limits of San Antonio? Woodview is within the city limits. The fireworks stands that will probably be up and running shortly are 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.

## **WOODVIEW WEBSITE**

The association is exploring the feasibility of establishing a Woodview website. The website would be a communication tool for making information available to Woodview residents as well as outsiders interested in purchasing a home within our community. The site would contain any personal information on Woodview residents.

## **WOODVIEW DIRECTORY**

If enough interest is shown, we will be putting together a directory of Woodview residents. The association would not make the directory available to anyone other than a Woodview resident. Enclosed in this mailing is a directory information sheet. If you want to be included in the directory, please complete the information sheet and return it to Greg Heaton, our association manager, via fax at 829-5207, or mail it to:

Woodview Homeowners' Association  
1600 N.E. Loop 410, Suite 202  
San Antonio, Texas 78209

If the form asks for information that you do not want in the directory, simply don't provide that information. If you are in a line of work for which our residents may have a need for services, please include company or business contact information.

If you include your email address on the form, it will be added to our emergency contact list. This list will be used to get information of an emergency or quick turn around nature out to our residents. The email list will not be distributed outside the Board and communications committee.

**DURING THIS SEASON OF JOY AND  
CELEBRATION, PLEASE TAKE TIME TO  
REMEMBER THOSE WHO PUT THEIR  
LIVES ON THE LINE EVERYDAY TO  
PROTECT US AND KEEP US SAFE; OUR  
POLICE OFFICERS, FIREMEN,  
EMERGENCY WORKERS, AND THE  
MEN AND WOMEN  
OF OUR ARMED FORCES.**