



WOODVIEW OUTLOOK

SUMMER – JUNE 2006

AQUIFER AWARENESS



The Aquifer Management Plan restricts water use based on specific levels of the Edwards Aquifer. **Stage One** begins when the Aquifer level reaches **650 feet** mean sea level at the monitored well. **Stage Two** begins when the Aquifer level reaches **640 feet** and **Stage Three** when the Aquifer level reaches **630 feet**.

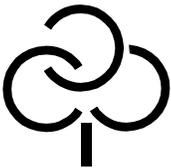
STAGE ONE RESTRICTIONS:

- Water waste is prohibited to include, allowing water to run off onto a gutter, ditch, or drain; or failing to repair a controllable leak.
- Water users should reduce water consumption by any means available.
- Restaurants serve water only on request.
- Pools must be covered at least 25% when not in use.
- Watering with irrigation system or sprinkler, permitted only once a week on the designated watering days during the hours of 12 a.m. to 10 a.m. and 8 p.m. to 12 a.m.

| Last Digit of Address | Day Allowed |
|-----------------------|-------------|
| 0 or 1 | Monday |
| 2 or 3 | Tuesday |
| 4 or 5 | Wednesday |
| 6 or 7 | Thursday |
| 8 or 9 | Friday |

- Watering with hand-held or drip irrigation permitted any day.
- Washing impervious cover such as driveways or sidewalks is prohibited.
- Non-Commercial washing of vehicles permitted only on assigned sprinkling water days and time with a hose using auto shut off nozzle or bucket of 5 gallons or less.
- Aesthetic fountains, waterfalls, etc. are prohibited.

For detailed information visit the SAWS website at:
<http://www.saws.org/conservation/aquifermgmt/index.shtml>



Community involvement is essential to the success of any neighborhood. We encourage you to become involved. Please use the Community Volunteer Form included with this newsletter to express interest in volunteering for a Committee or Board and share your time and ideas.

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.



NEIGHBORHOOD CONCERNS

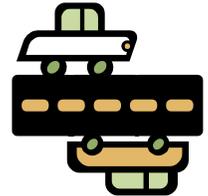
We occasionally receive comments, concerns, and complaints regarding various issues. Here are a few of the recurring topics.

Animal Nuisance: One of the biggest issues seems to be dogs that simply refuse to clean up after themselves after doing their business. So, the responsibility must then shift to the dog's owner. Unfortunately, there are a few dog owners who don't accept that responsibility. It was recently discovered that there is a city ordinance addressing this issue. If the owner can be identified, a complaint can be registered with Code Compliance by simply calling 311.



The other big dog complaint focuses on the barking. Being realistic, dogs bark. However, as dog owners we can control certain aspects of the problem. The association's governing documents do not specifically address a problem with dogs that bark, and bark, and bark at all hours of the day and night. A city ordinance does, however. A homeowner can file a complaint by calling 311. Two complaints from different homeowners within a 12 month period serve as the trigger for legal action by Code Compliance.

Neighborhood Parking Habits: Helter-skelter parking paints a negative, chaotic picture of our community. More importantly, however, it impacts the safety of our residents, especially our children. Here are a few specific parking concerns most of which can be eased if we all work together for the betterment of Woodview.



Street Congestion - On a typical evening and on weekends, our streets are lined with parked vehicles. This creates considerable congestion and inhibits the smooth flow of traffic. It also significantly reduces the line-of-sight for a driver. If a child darts out into the street chasing a ball, riding a bike, or surfing the asphalt on a skateboard, an approaching driver's reaction time is diminished. Under city ordinance, the city's traffic engineer can declare a street no parking on one side if the street is less than 30 feet wide. If the street is less than 20 feet wide, no parking can be declared on both sides of the street. At the present time, we don't see seeking the assistance of the city traffic engineer as a viable option. We would hope that homeowners would start to use their garages more often so that fewer vehicles have to be parked in the street.

Parallel Parking – The Texas Transportation Code requires that cars parked on a two-way roadway do so with the right-hand wheels parallel to and within 18 inches of the right-hand curb. Problems repeatedly seen in Woodview are: 1) angle parking a vehicle nose-in to the curb on cul-de-sacs 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 – State law and San Antonio city ordinance prohibit parking that obstructs pedestrian right-of-way. Cars can't be parked over 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. The sidewalk does extend through the driveway. We want to keep our sidewalks and crosswalks clear so parents can take babies for a stroll, 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.



Parking violations should be reported to SAPD. A number of calls to SAPD will indicate a problem and get a response.

Parking Too Close to Intersections – Such parking habits reduce the line-of-sight for drivers about to enter an intersection. State guidelines prohibit parking within 30 feet on the approach to a stop sign or yield sign as well as parking that inhibits the use of crosswalks. Crosswalks exist at all intersection. They are not all marked with white lines, however.

Trash Cans: Trash cans and garbage sacks don't add much to the ambiance of the neighborhood. They are a necessary evil. Issues in this area are twofold: 1) storage of trash receptacles on non-pick up days, and 2) timely placement and removal of trash receptacles on trash pick-up days. The city has an ordinance that limits the placement of trash at curbside. According to the ordinance, trash cans, bags, etc. aren't to be put out before 6:00 a.m. on the morning of collection and must be retrieved by 10:00 p.m. that evening.



Our association's governing documents require that trash cans and other trash items be stored out-of-sight from the street between collection days. That pretty much puts the storage site in the garage or behind the fence.

Basketball Goals: Resident complaints focus on portable basketball goals that are situated in a way that blocks use of the sidewalk. Here again, city ordinance sets the guidelines stating that nothing can be placed on the city right-of-way that inhibits use of that right-of-way. Right-of-way is defined as any city street and the first 10 feet back from the curb.



Yard Maintenance: The city's guidelines are rather lax in this area as far as the maintenance of lawns is concerned. Your lawn and any weeds that may have invaded it can't be higher than 12 inches according to the city. Our association's governing documents, however, are somewhat more stringent. The DCCR states that the homeowner must cultivate an attractive ground cover or grass on all areas visible from the street, maintain all areas in a sanitary and attractive manner and edge the street curbs that run along the property line and the sidewalks and driveway. Grass, weeds, and vegetation must be



kept mowed at regular intervals to maintain a neat and attractive appearance.

NEED ACC APPROVAL?



Woodview's Declaration of Covenants, Conditions, and Restrictions (DCCR), basically states that any improvement made to the outside of your home or lot must be approved by the association's Architectural Control Committee (ACC) before any construction or installation begins. If you are thinking about making some type of improvement or a modification, 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 tear down 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 web-site at www.ams-sa.com.

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 always piloted by a regular SAWS employee. Sometimes 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!!!

PULTE OVERSIGHTS?

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 second greenbelt is off-site. For one reason or another, Pulte bequeathed a 28 acre piece of land (17 acres of which are flood plain) to us in December 2002. Problem is this piece of land is located behind Fire Station #48 nearly two miles down Bulverde Road. There is some thought that it might be tied to the storm water 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 pond. A few months back we discovered that nearly \$23,000.00 in back taxes were due on this 28 acres piece of land. When contact was made with Pulte, the builder accepted responsibility for the back taxes and has already paid them.

As we began to make plans for installing lighting, irrigation, and landscaping around the Woodview stone monument on Canyon Parkway, we were surprised to learn that the monument had not been construction on our property. It starts almost on the spot where our property ends. Pulte had the location checked and also discovered that the monument was on someone else's property. Pulte indicated that it would rectify the situation with

the probable course of action being rebuilding the monument in the correct location. That was a few months ago and nothing has happened. We aren't about to start work on landscaping the area until the monument issue is settled.

While working the back taxes and monument location issues, we also discussed the condition of the section of greenbelt that runs relatively parallel with the creek bed. Most of the huge piles of trees and brush that were plowed up during Phase III construction aren't actually on our greenbelt. In a few areas, piles of dirt and rock need to be leveled out. Pulte also agreed to attack these issues, but we haven't seen any action. Please bear with us as we continue working these issues. We're not about to invest money in such things like retaining walls, irrigation, and lighting only to have it all possibly torn up when Pulte decides to move forward.

**WOODVIEW AT BULVERDE CREEK
HOMEOWNERS ASSOCIATION, INC.**

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(210) 829- 5207 Fax
Website: www.ams-sa.com



Do you have ideas about this newsletter?
Suggestions on content, artwork, or community news worthy articles?
How about a bulletin board?
Want to see a community website?

THEN WE NEED YOU!!!

We need people like you with these and other ideas to volunteer their time and effort to the community. Take a moment and fill out the attached Community Volunteer Form and mail or fax to our offices.

Your Board of Directors:

| | |
|-----------------------------------|----------------------|
| Bob Bird President | Term Expires 2006 |
| Susan Ashmore Vice President | Term Expires 2007 |
| Daron Hartvigsen Secretary | Term Expires 2007 |
| Doug Davis Assistant Secretary | Term Expires 2007 |
| Jeremy Settle Treasurer | Term Expires 2006 |