

WOODVIEW AT BULVERDE CREEK HOMEOWNERS' ASSOCIATION

Dear Woodview Resident,

The drought of 2009 certainly had a devastating impact of our lawns and other landscaping. Unfortunately, weeds seem to be the only vegetation that flourishes in such conditions. By-and-large our homeowners have been working hard, getting rid of the weeds and getting their yards back into good shape. Now we just have to stay on top of things especially now that the temperatures are reflecting the move into summer.

The untidy appearance of any given home can negatively affect the property values of immediate neighbors' homes as well as the subdivision as a whole. Such conditions also negatively impact the living environment we come home to each day.

Scanning through records, it appears that the first home within Woodview was sold in 2002, eight years ago. We're still a relatively new community. One of the primary purposes of a homeowners' association is working to maintain and, hopefully, enhance the property values within the subdivision. The association's governing documents provide general guidelines for lot maintenance, garbage and recycling receptacle storage, etc. The San Antonio Code of Ordinances also addresses such topics.

Helter skelter storage of garbage/recycling receptacles, overgrown lawns, untrimmed shrubs and trees, thirsty lawns, and deteriorating fences all negatively impact the image of our neighborhood.

As mentioned earlier, the association's governing documents provide some general guidelines for property maintenance. Problem is those general guidelines can be interpreted in different ways. The association's Board of Directors, through the adoption of a formal resolution, has fine tuned those general guidelines. A copy of that resolution is included here.

Enclosed you will also find a copy of the revised Garbage Receptacles page of the association's Architectural Control Manual. The previous version of this document permitted, on a temporary basis, the storage of garbage and recycling receptacles behind the air conditioning unit. That temporary provision provided homeowners with ample time to make other arrangements for proper storage of garbage/recycling receptacles to comply with our deed restrictions. Approximately 18 months have passed by. The storage of garbage/recycling receptacles continues to be a problem. That temporary provision is now null and void. As a result, garbage/recycling receptacles must now be stored out-of-sight from the street.

Thank you for your efforts to keep up the appearance of our community, especially in bringing Woodview back to life after last year's dreadful summer. Now, let's just hope the months ahead bring us ample rain and consistent temperatures under the triple digit mark so the task of maintaining our homes and landscape isn't quite the chore it was a year ago.

Respectfully,

*Board of Directors
Woodview at Bulverde Creek Homeowners' Association*