



**WOODVIEW AT BULVERDE CREEK
HOMEOWNERS' ASSOCIATION**

WOODVIEW OUTLOOK

WINTER - JANUARY 2012

BULVERDE ROAD CONSTRUCTION

Work on the Bulverde Road widening project has been underway for over a year now. The scheduled completion date was February 2013. Rumor has it that the project is 6 months behind schedule. Checking with the city's Capital Projects Officer, we received a current status report. The project is behind schedule. However, the contractor feels that they can make up most of the time during the actual road construction. The second 36" water tie in has been completed on the north end of the project. Now the real road work will begin. Phase I of the roadway work will be from Loop 1604 to the Pearson main entry. Work will begin on the east side of Bulverde Road. The old 36" water line will be removed; the gas line will be adjusted as necessary; and the storm system will be installed. Once this ground work is complete, work will start on the actual "concrete" road. It's anticipated that they will begin to pour road in the first quarter of 2012. I'm sure the wait and inconvenience will be well worth it.



When completed, Bulverde Road will consist of multiple traffic lanes, supposedly 3 lanes in each direction. A dividing median is planned as well as 5' bike lanes. A six foot wide sidewalk will be installed along both north bound and south bound lanes.

The noise, dirt, traffic, and inconvenience that accompany progress will be part of our daily lives for another 15 months or so. Once the construction is completed and the dust settles, travel up and down Bulverde Road should be smooth sailing compared to what we now face everyday.

BULVERDE ROAD PRESERVATION CORRIDOR

Back in November 2009, the city's department of Developmental Services held a public meeting regarding the proposed Bulverde Road Preservation Corridor. The meeting was held at Padre Pio Catholic Church. From those who attended that meeting, a handful were selected to form the Preservation Corridor Planning Team. One of Woodview's board members served on the Planning Team.

The Preservation Corridor has nothing to do with the actual construction project to widen Bulverde Road. Rather, the Preservation Corridor focuses on trying to preserve the rural atmosphere that led many of us to buy homes in Woodview.

The Zoning Commission determines what type of businesses or housing can be built in a given area. The Preservation Corridor dictates a set of standards that must be complied with in the appearance of any development within the city limits along Bulverde Road between Loop 1604 and Evans Road. The standards will apply to any construction within 300 feet of the boundaries of Bulverde Road.

The planning team worked with Developmental Services staff and former Councilman Clamp's office through a dozen or more

meetings in developing the standards. The proposed standards were reviewed by various city departments (legal, zoning, etc.) and were presented to the Mayor and City Council on June 17, 2010. The standards were approved and are now part of the city's Code of Ordinances.

Areas addressed in the Preservation Corridor standards include, but are not limited to: approved building materials to include mandatory use of at least a specific percentage of stone; building setbacks; paint colors; fence/wall construction; lighting; signage (no billboards); landscaping; parking lot design and location; screening of dumpsters, electrical equipment, utilities, and loading docks; construction of walkways.

The standards will be posted on Woodview's website in the near future. (www.woodviewhoa.org). These standards should serve as a great tool in efforts to retain the rural, laidback atmosphere we want to live in.

HOW BIG IS WOODVIEW?

The first home in Woodview was sold in 2002. When the subdivision was completed, there were 229 homes along 7 streets. Our neighboring subdivision, the Summit, contains slightly over 400 homes. Basically, the Summit encompasses everything north of the rear property lines of homes on the north side of Canyon Parkway. Homes in the Summit were built by Centex Homes. Pulte built our homes. Not too long ago, Centex was bought out by Pulte to make Pulte the largest homebuilder in the United States. Woodview and the Summit are two separate subdivisions each with its own homeowners' association, management company, and deed restrictions.

NEW SCHOOLS IN THE WORKS

North East ISD has plans for 3 new schools in our immediate area: 2 elementaries and 1 middle school.

The design phase for the elementary schools was included in the 2007 bond package. Roseheart Elementary will be located adjacent to the new Gold Canyon Road that runs from Bulverde Road to the east just south of Roseheart. Bulverde Ranch Elementary will be located just north of the Summit. Looks as though somewhere down the road we'll have 2 new elementary schools within a "stone's throw" of Bulverde Creek Elementary. It would appear that NEISD is forecasting a considerable increase in elementary age children in the years ahead that will be living between Loop 1604 and Evans Road.

The new middle school has been given Bulverde Ranch Middle School as its temporary planning and construction name. It will be located just north of the Padre Pio Church property and the Summit. The projected cost for the middle school project is \$65 million. Should be a state-of-the-art showplace facility. The site for Bulverde Ranch Middle and Elementary encompasses 80.75 acres. The joint site arrangement will be similar to that of Driscoll Middle School and Redland Oaks Elementary.

Our landscape is certainly going to change over the next few years.

KIDS ARE OUT AND ABOUT

During the late afternoons and evenings as well as the weekend, dozens of kids are outside playing basketball, riding skateboards, just enjoying themselves.



On a typical evening, our streets are lined with parked vehicles. Coupled with our narrow streets, we see considerable congestion. A driver's line-of-sight is reduced significantly. If a child darts out into the street chasing a ball, riding a bike, or surfing the asphalt on a skate-board, a driver's reaction time is severely limited.

Unless otherwise posted, the "pro facia" speed limit in Texas is 30 mph. That speed is simply too high for our narrow streets. Texas law requires drivers to reduce speed when conditions so dictate regardless of the posted speed limit. These conditions go beyond merely weather. The narrowness of our streets, the congestion brought on by the high number of cars parked in the street, and the fact that kids are outside playing surely are factors that make it prudent to reduce speed when traveling down our streets.

eNEWS

Our homeowners' association has a rather elaborate website which can be found at www.woodviewhoa.org. It was created as a communication tool by which information is readily available to Woodview residents. It also serves as a vital avenue for getting time sensitive or emergency information disseminated quickly. If SAWS was going to interrupt our water service for two hours, if City Council was working an issue that would impact Woodview, wouldn't you like to know about it? For that to happen, it is essential that folks having access to email sign up for our eNEWS service. You can arrange for your free eNEWS subscription on the website. **Please sign up today!** To save postage and printing costs, future newsletters will probably only be available on the website and emailed through eNEWS subscriptions.

WHO IS OUR ASSOCIATION MANAGER?

Association Management Services is our association's managing agent. AMS manages more than 200 homeowners' associations in Bexar and surrounding counties including Emerald Forest and Roseheart. AMS is located at 1600 N.E. Loop 410 on the access road heading east, between Nacogdoches Road and Harry Wurzbach. Office hours are Monday thru Friday, 8:00 am to 6:00 pm. The AMS phone number is 829-7202. In the event of an after hours **emergency**, calls are forwarded to the AMS answering service. Information as to the emergency situation is forwarded to the AMS on-call manager for response.

Woodview's specific Association Manager is Lisa Dory. She has been in property management for 25 years and has specialized in homeowner association management for 15 years. Community Association Institute provides continuing education and professional certifications for Association Managers. Lisa has earned all three certifications with the highest being Professional Community Association Manager (PCAM). A San Antonio native, Lisa has been married for 17 years and has a teenage daughter. She also has one other child, a four legged miniature Schnauzer.

If you have any questions or concerns, you can reach Lisa by calling AMS or emailing her at ... lisa@ams-sa.com.

CURFEW? WHAT CURFEW?

Within the city of San Antonio, there is a city ordinance that makes it "unlawful for a child (minor) to purposefully remain, walk, run, stand, drive or ride about in or upon any public place between the hours of 11:00 pm and 6:00 am." This does not apply

if the child is accompanied by a parent or another adult approved by the parents. For the purpose of the ordinance, a minor is defined as a person under the age of 17 and over 9 years old.

ARCHITECTURAL CONTROL COMMITTEE

The governing documents for our homeowners' association require that the Board of Directors establish an Architectural Control Committee (ACC). This committee is charged with ensuring the conformity and harmony of proposed homeowner landscaping, exterior home additions/renovations, and project quality/workmanship with that currently existing in the Woodview subdivision. Such projects include, but are not limited to, patio concrete, patio covers, pools/spas, sheds/storage buildings, fence construction/staining, sidewalks, xeroscaping, solar panels, irrigation systems, and permanent concrete/brick planters.

The ACC has created and published ACC Guidelines for our community. The guidelines were approved by the association's Board of Directors and were distributed at the association's annual meeting in 2009. These guidelines are also posted on the association's website along with its governing documents. Our website is: www.woodviewhoa.org.

Before a homeowner starts any project, that proposed project must be approved by the ACC. When a project is started or completed that does not meet ACC standards, the association can require the project be halted or totally removed.

Don't find yourself in an expensive and regrettable situation, get the detailed plans approved by the ACC **prior** to starting any work.

DEED RESTRICTIONS, CITY ORDINANCES, AND STATE LAWS

It would be wonderful if our newsletter could maintain a positive focus on news and events throughout its pages. However, there are times when we need to ensure that our residents are aware of problems and issues that exist within our neighborhood as well as the deed restrictions, city ordinances, and state statutes that may be involved. This is one of those times.

What are deed restrictions? Deed restrictions define or limit the rights of property ownership. The provisions within the deed restrictions must be complied with by all homeowners/residents of the subdivision.

Where can they be found? Deed restrictions are contained in our association's governing documents, specifically within the Declaration of Covenants, Conditions, and Restrictions (DCCR). Every homeowner should have received a copy of the DCCR before they closed on the home. Copies of the association's DCCR, Bylaws, and Articles of Incorporation can be found on our website ... www.woodviewhoa.org.

In addition to deed restrictions, homeowners/residents must also be aware of city ordinances and state laws that can come into play within the subdivision. The following is a brief explanation of restrictions, ordinances, and Texas statutes in relation to some of the problems seen occasionally within Woodview.

PETS: No more than 4 domesticated household pets are permitted per household. Dogs must be controlled by a leash when not confined inside a fenced area or the residence. Animals must wear ID tags, be properly vaccinated, and be kept clean.

NUISANCE BARKING: San Antonio Code of Ordinances addresses "misdemeanor violations by animal owners." An animal owner commits a misdemeanor offense if he creates an animal nuisance. The filing of a complaint by two (2) or more neighbors from separate residences, within a twelve-month period, regarding barking of an animal creates the presumption that the

owner keeps an animal which barks or whines to the point of being an annoyance and disrupts the quiet.

LEASH & POOPER SCOOPER: City ordinance requires that an animal owner not walk an animal without a leash restraint. Also, the owner cannot guide or take animals onto yards or driveways of property not owned or leased by the animal's owner for the purpose of allowing the animal to defecate. The animal must be kept in the public right-of-way. The animal owner must carry a container for the sanitary removal of the animal's fecal matter from the public sidewalk and public right-of-way.

TRASH & RECYCLING CONTAINERS: Our deed restrictions require that trash and recycling containers be stored in a manner in which they are out-of-sight from adjacent streets except on collection days. Generally, that would put storage either within the garage or behind backyard fencing. City ordinance stipulates that such containers be placed for pickup no earlier than 6:00 pm of the day preceding scheduled pickup. Containers must be removed from pickup location no later than 10:00 pm on the same pickup day.

RIGHT-OF-WAY OBSTRUCTION: City ordinance requires that pedestrian and vehicular rights-of-way be kept free of any obstructions. For example, overhanging tree limbs/shrubbery and basketball goals are prohibited on city owned or controlled rights-of-way. Additionally, the Texas Transportation Code states that a driver may not stop or park a vehicle on a sidewalk. Sidewalks extend through the lower portions of a driveway. Therefore, a vehicle cannot be parked in a driveway in a manner that obstructs passage on the sidewalk as it extends through the driveway.

ANGLE PARKING: The city traffic engineer determines upon which streets angle parking is permitted. Approved locations must be marked or have signs posted. Cul-de-sac angle parking in subdivisions is prohibited unless specifically authorized and marked by city traffic engineer.

PARALLEL PARKING: Parallel parking is the only type of parking permitted on subdivision streets. The Texas Transportation Code (TTC) requires that a driver, parking on a two-way roadway, must do so with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb. The TTC also indicates that a driver cannot, except momentarily to pick up or discharge a passenger, park a vehicle:

- (1) in front of a private driveway;
- (2) within 15 feet of a fire hydrant;
- (3) within 20 feet of a crosswalk at an intersection;
- (4) within 30 feet on the approach to a stop sign or yield sign.

MOTOR ASSISTED SCOOTERS AND POCKET BIKES: The Texas Transportation Code, Section 19-294, specifically addresses the operation of such vehicles. According to the TTC, a person commits an offense in operating a motor assisted scooter, neighborhood electric vehicle or a pocket bike or mini motorbike on a street, highway or sidewalk. Doing so, constitutes a class C misdemeanor which can involve a fine not to exceed \$500.00.

ENFORCEMENT: When a violation of the deed restrictions, a city ordinance, or minor state statute is seen within our subdivision, the initial enforcement step is that of the HOA notifying the homeowner, by regular US mail, that a problem was noted. If the problem continues and involves a non-compliance issue solely with the provisions of the deed restrictions, then the association will notify the homeowner that the situation is now viewed as a formal violation. That notice is sent certified mail/return receipt. Should the problem continue beyond that point, the matter can be referred to the association's attorney as warranted.

If the problem is a violation of city ordinance or state statute and the issue continues after the initial HOA letter, the association can forego the formal violation notice via certified mail and refer the

issue directly to code compliance or appropriate law enforcement. Why spend HOA dollars on legal fees if it's not necessary?

A NEW HEB?

Not so fast! HEB does own at least 11 pieces of property covering approximately 60 acres at the northwest corner of Loop 1604 access road and Bulverde Road. A check with HEB indicated that the company has no immediate plans for the development of the land. Rumors had it that a new HEB and a home improvement store (similar to Lowe's and Home Depot) were planned. We'll just have to sit back and see what the future holds.

NEW BULVERDE ROAD SUBDIVISION OPENING

Valencia Hills, a gated community, is about to open. It is expected that the new subdivision will host approximately 170 homes ranging in base price from \$300,000 to \$400,000. Highland Homes is the builder. Ok, but why should this new subdivision be of interest to Woodview residents? North central San Antonio is one of the most attractive areas for would-be homeowners relocating to our city as well as those current San Antonio residents wanting to move to the more rural environment outside Loop 1604 yet still remaining within the city limits. Living within the city limits of San Antonio does bring higher property taxes, but it also provides the services of SAPD and SAFD to include EMS.

In today's economy, a great number of potential homebuyers, as well as mortgage companies, are being more realistic as to what is truly affordable. According to Bexar County Appraisal District (BCAD) records, homes in most of our neighbor subdivisions have somewhat higher tax roll value than those in Woodview. Average taxable value in Roseheart is about \$315,000; Emerald Forest is \$361,000; and Bulverde Gardens is \$230,000. The average taxable value of a home in Woodview is roughly \$163,000.

If you're wanting to buy a relatively new home in an area with a somewhat rural atmosphere within the city limits, the Bulverde Road corridor provides a prime location. A home for sale within Woodview offers affordability in a relatively upscale environment.

Realtors and their clients get a first impression of our Woodview community as they enter our subdivision and drive down our streets. Haphazard parking, improperly stored trash/recycling containers, deteriorating fencing, and poorly maintained yards don't contribute to a very favorable first impression. It's the responsibility of each home-owner/resident to maintain their respective property in an attractive manner to the benefit of the entire Woodview community.

CITY PHONE NUMBERS

City Customer Service	311
SAPD Non-Emergency	207-SAPD (7273)
SAPD SAFFE Officer	207-8350 (North Substation)
Animal Care Services/Control	207-4PET (4738)
CPS (Streetlights)	353-2222
Code Compliance	311 or 207-7881
Public Works (Streets)	206-8450
SAWS (Leak)	704-7297
Trash/Recycling	207-6400
City Website	www.sanantonio.gov

Woodview at Bulverde Creek
Homeowners' Association
1600 N.E. Loop 410, Suite 202
San Antonio, TX 78209

COMMUNITY NEWSLETTER