

**Greg Heaton**

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**From:** nlt-fd08df0e-5875-474a-8d51-a1ba3e9ecc96@nlt-us.perfora.net on behalf of WVHOA Administrator <enews@woodviewhoa.org>  
**Sent:** Thursday, March 12, 2015 3:05 PM  
**To:** gregheaton2@att.net  
**Subject:** 2015-03-12 Woodview at Bulverde Creek HOA - Notice of Quarterly Board Meeting

# Woodview at Bulverde Creek HOA

## WOODVIEW AT BULVERDE CREEK HOMEOWNERS' ASSOCIATION

### REGULAR MEETING OF THE BOARD OF DIRECTORS

**DATE:** Thursday, March 19, 2015

**TIME:** 6:30 pm

**LOCATION:** Association Management Services

1600 N. E. Loop 410, Suite 202

San Antonio, Texas 78209

#### AGENDA

1. **Call to Order**
2. **Establish Quorum**
3. **Members' Forum:** Opportunity for association members to express concerns, suggestions, etc.
4. **Approval of Minutes:** Approval of Minutes – August 7, 2014 board meeting; November 20, 2014 board meeting; and November 20, 2014 annual meeting (review only)
5. **Financial Reports:** Review of expenditures vs. budget; status of Operating Fund/Reserve accounts
6. **Assessment Delinquency & Litigation Options:** Non-specific review of overall status and collection options
7. **Deed Restriction Enforcement** – Discussion of any pertinent problem areas
8. **Unfinished Business**
  - a. Mailbox Areas: No grass in area around mailboxes. Bids on installing crushed granite or gravel.
  - b. Letter to City of San Antonio in reference to:  
  
Canyon Parkway traffic  
  
Traffic related safety Issues

Alpine Aster/Liatrus Lane intersection

- c. Neighborhood Safety: Review of annual meeting discussion regarding crime statistics
- d. Traffic Light Timing at Bulverde Road/Canyon Parkway: Discussion of status.

**9. New Business**

Review of Association's Collection Policy and Possible Modifications

**10. Executive Session:** As needed for discussion of specific delinquent assessments; association's legal representation, pending legal action, etc.

**Adjournment**

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**WOODVIEW AT BULVDRDE CREEK  
HOMEOWNERS' ASSOCIATION, INC.  
1600 N. E. Loop 410, Suite 202  
San Antonio, Texas 78209  
Office: (210) 829-7202 FAX: (210) 829-5207  
Email: bob@ams-sa.com**

Transportation Planning Division  
City of San Antonio  
P. O. Box 839966  
San Antonio, Texas 78283-3966

February 19, 2015

Attn: Lilly Banda, Senior Engineer, Traffic Operations & Safety  
Christina de la Cruz, Senior Engineer, Transportation Plan Review

Dear Madam,

I am the Board President of the Woodview at Bulverde Creek Homeowners' Association. Our subdivision is located off Bulverde Road approximately 2 miles north of Loop 1604. I am writing you seeking your assistance regarding a neighborhood traffic situation that poses a perceived threat to the safety of our residents, especially our children.

There are seven (7) primary factors that contribute to the problem:

1. Narrow Width of Neighborhood Streets: The approximate width of the streets within Woodview is 27 feet curb to curb. The width of an average vehicle is roughly 6 feet. The Texas Transportation Code requires that a vehicle be parked within 18 inches of the curb. Therefore, when a vehicle is parked along the curb, it could extend 7.5 feet into the street. If a vehicle is parked in such a manner on both sides of the street, the street's 27 foot width can be narrowed to roughly 12 navigable feet.
2. Number of Vehicles Parking in Street: The factor outlined as #1 above is further exacerbated by the high number of vehicles parked in the street. This is especially true in the evening and on weekends. A significant number of homeowners today use the garage for storage, as a workshop, and other purposes rather than for parking their cars. As a result, more and more vehicles are parked in the street.
3. Reduced/Obstructed Driver's Field of Vision: Vehicles parked along the curb negatively impact the clear field of vision for drivers. The length and height of an average vehicle reduces a driver's ability to proactively identify potential problems especially children playing outside.
4. Reaction Time: A reduced clear field of vision has a significant negative impact on a driver's

reaction time in attempting to stop the vehicle to avoid an accident. Data presented by Forensic Dynamics, Inc. reflect the following regarding stopping distance based on speed and road conditions.

<u>Speed</u>	<u>Conditions</u>	<u>Stopping</u>
30 mph		dry 43 feet
30 mph		wet 55 feet
20 mph		dry 20 feet
20 mph		wet 25 feet

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In light of the stopping distance needed, the reduced reaction time, and the current 30 mph speed limit, we have a situation that compromises the safety of our residents.

5. Alpine Aster/Liatris Lane Intersection: Approximately 63% of our residents travel through this intersection coming from and going to their respective homes. A number of minor accidents and near misses have occurred at this intersection. Vehicles are frequently seen cutting the corner traveling from the 3800 block of Alpine Aster onto Liatris Lane. The same holds true for vehicles traveling from Liatris Lane onto Alpine Aster heading east. There are no traffic control devices (i.e., stop signs) at this intersection.

6. Summit Traffic Using Canyon Parkway: Woodview at Bulverde Creek and the Summit at Bulverde Creek are two adjacent subdivisions. Woodview has 229 homes; the Summit has 408 homes. Because of the traffic light at Canyon Parkway and Bulverde Road, Canyon Parkway has become the route of choice for entering and leaving the two subdivisions. A significant number of Summit residents travel down Canyon Parkway between Liatris Lane and Blue Trinity. As a result, that section of Canyon Parkway receives far more than its fair share of traffic. Please see the attached street layout. The areas in darker gray are Woodview streets.

7. Current 30 mph Prima Facie Speed Limit: We have a large number of residents who walk or run in the mornings and evenings. After school and in the evenings, children are outside playing. The speed limit is 30 mph within the Woodview at Bulverde Creek subdivision. The association feels that such a speed limit is much too fast in light of the width of the streets and the number of vehicles parked along the curb. It's just a matter of time until a serious accident occurs.

Because of the situation outlined above, we are requesting that the City of San Antonio conduct a:

1. Traffic study of Canyon Parkway to determine:

- Volume of traffic using Canyon Parkway vs. Bulverde Parkway as entry/exit points from Woodview and The Summit. To control the variable of school related traffic, the traffic count should be accomplished during a period when school is not in session (i.e., weekend, holidays, etc.).
- Volume of traffic continuing down Canyon Parkway east beyond Liatris Lane.
- Volume of traffic turning north from Canyon Parkway onto Blue Trinity.

1. Field Investigation to:

- Evaluate the current prima facie 30 mph speed limit within Woodview in light of such variables as street width, number of vehicles parked in the street, field-of-vision, volume of children playing near streets (evenings/weekends), and pedestrian traffic.
- Determine feasibility of installing all way stop signs at Alpine Aster/Liatris Lane intersection.
- Identify any viable initiatives that could increase the level of safety for our residents such as a

reduction in current speed limit, installation of additional traffic control devices, and rerouting of traffic related to homes located in the Summit subdivision.

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The current posted speed limit on Canyon Parkway is 30 mph (20 mph in front of the school during specified school hours). We feel that reducing the speed limit to a posted 20 mph within Woodview would help considerably. Yes, Texas law does require drivers to observe a prudent speed limit lower than that which is posted if traffic conditions/weather so warrant. That provision, however, is difficult to enforce in that what is "prudent" is a subjective determination. A lower posted speed limit can be objectively enforcement (no gray area).

Thank you for your time and cooperation in helping us address neighborhood factors that we see as negatively impacting the safety of our residents, especially our children.

Respectfully,

D. ROBERT BIRD  
Attachment: Woodview Map  
President  
Woodview at Bulverde Creek Homeowners' Association, Inc.

cc: District 10 Office

#### Legal notice

Woodview at Bulverde Creek HOA  
Attn: HOA Manager  
1600 NE Loop 410, Suite 202  
San Antonio 78209  
Phone: 210-829-7202  
Fax: 210-829-5207

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