

**WOODVIEW AT BULVERDE CREEK HOMEOWNERS' ASSOCIATION  
GENERAL MEMBERSHIP SURVEY**

October 13, 2005

The purpose of this survey is to provide you with an opportunity to give the association's Board of Directors a sense of how **you** feel about certain issues, practices, and possible initiatives. The survey is broken into categories, A through H. Please read each item within a category. Circle the number on the right of each statement to indicate the degree to which you agree or disagree with the statement.

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A. Architectural Control: Process by which improvements and modifications to homes/lots are monitored and approved to better ensure that standards are maintained and property values increase.

|  | <b>Strongly<br/>Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly<br/>Disagree</b> |
|--|---------------------------|--------------|-----------------|------------------------------|
| 1. Landscaping and lot improvements should conform with established community standards.                         | 40.0%                     | 50.0%        | 10.0%           | -0-                          |
| 2. Ensuring high quality of workmanship and materials is critical in maintaining community-wide property values. | 53.3%                     | 43.3%        | 3.3%            | -0-                          |
| 3. Lot improvements should not violate easement restrictions.  | 53.3%                     | 33.3%        | 10.0%           | 3.3%                         |

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B. Grounds Maintenance: Routinely mow, weed, trim grass, shrubs, and trees in common areas. Contractor must be licensed, have liability insurance, and workman's comp insurance.

|   | <b>Strongly<br/>Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly<br/>Disagree</b> |
|---|---------------------------|--------------|-----------------|------------------------------|
| 1. Woodview entry sign area should be landscaped to include seasonal annual flowers.  | 55.2%                     | 31.0%        | 10.4%           | 3.3%                         |
| 2. To ensure both sides of Canyon Parkway from Bulverde Road to the creek bed are routinely mowed and trash is picked up, the association should be willing to pay the expense. The association does not own this property. | 44.8%                     | 31.0%        | 13.8%           | 10.4%                        |
| 3. The side of Canyon Parkway opposite the school should be sodded or planted with ground cover.  | 37.9%                     | 48.3%        | 13.8%           | -0-                          |

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C. Restrictions Enforcement: The Declaration of Covenants, Conditions, and Restrictions (DCCR) outlines the recorded deed restrictions that apply to our lots. To amend, delete or add to the restrictions, 2/3rds of the full membership must vote in the affirmative. The Board of Directors has the authority to interpret, define, and clarify the provisions of the DCCR.

|   | <b>Strongly<br/>Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly<br/>Disagree</b> |
|---|---------------------------|--------------|-----------------|------------------------------|
| 1. Deed restrictions must be enforced in a fair and consistent manner.  | 56.7%                     | 43.3%        | -0-             | -0-                          |
| 2. The association should monitor compliance with city ordinances.  | 40.0%                     | 50.0%        | 10.0%           | -0-                          |
| 3. A committee should be appointed to review the deed restrictions and propose revisions to be brought before the full general membership for vote. | 36.7%                     | 60.0%        | 3.3--%          | -0-                          |

D. Communications: Tools for making communication within the association more timely and effective.

|  | <b>Strongly Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly Disagree</b> |
|--|-----------------------|--------------|-----------------|--------------------------|
| 1. Newsletter should be published on a regular basis, at least quarterly.  | 53.3%                 | 40.0%        | 3.3%            | 3.3%                     |
| 2. Woodview website should be developed to provide reference information regarding bylaws, DCCR, etc.                  | 40.0%                 | 40.0%        | 16.7%           | 3.3%                     |
| 3. Community email group would provide for quick dissemination of emergency or other short suspense information.       | 36.7%                 | 56.7%        | 3.3%            | 3.3%                     |
| 4. The association's bylaws require that an annual meeting be held of the general membership. Once a year is adequate. | 33.3%                 | 40.0%        | 16.7%           | 10.0%                    |

E. Woodview Security and Safety: Initiatives to better protect homeowners and their property.

|   | <b>Strongly Agree</b> | <b>Agree</b>        | <b>Disagree</b>      | <b>Strongly Disagree</b> |
|---|-----------------------|---------------------|----------------------|--------------------------|
| 1. A Neighborhood Watch or Citizens on Patrol type program should be implemented.   | 46.4%                 | 50.0%               | 3.6%                 | -0-                      |
| 2. If possible, the speed limit within Woodview should be lower than 30 mph.  | 40.0%                 | 33.3%               | 23.3%                | 3.3%                     |
| 3. Traffic stop light should be installed on Bulverde Road at either Canyon Parkway or Bulverde Parkway. If you agree, please circle the location you would prefer. | 89.6%                 | 6.9%                | 3.5%                 | -0-                      |
|   |                       | Canyon Parkway - 17 | Bulverde Parkway - 3 |                          |
| 4. Speed bumps are an effective tool in slowing down speeders.  | 30.0%                 | 30.0%               | 13.3%                | 26.7%                    |

F. Greenbelt Development: The greenbelt is a 200 foot deep area that runs parallel to and behind homes on the southside of Alpine Aster. It narrows down considerably as it turns and runs parallel to the creek bed back to Canyon Parkway.

|   | <b>Strongly Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly Disagree</b> |
|---|-----------------------|--------------|-----------------|--------------------------|
| 1. Debris and unwanted foliage should be cleaned up.  | 46.7%                 | 33.3%        | 13.3%           | 6.7%                     |
| 2. The possibility of constructing a greenbelt walking trail should be researched.  | 46.7%                 | 23.3%        | 16.7%           | 13.3%                    |
| 3. If the cost of constructing a viable walking trail exceeds available budget funds, it should be build in phases over a period of 3 to 5 years. | 30.0%                 | 33.3%        | 16.7%           | 20.0%                    |
| 4. I would consider supporting a one-time special assessment to finance a walking trail that would be completely built in a single phase.         | 20.0%                 | 26.7%        | 13.3%           | 40.0%                    |

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G. Community Activities: Planned events that serve to bring the community together and build rapport.

|   | <b>Strongly Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly Disagree</b> |
|---|-----------------------|--------------|-----------------|--------------------------|
| 1. I would participate in an association sponsored annual or semi-annual garage sale.   | 23.3%                 | 50.0%        | 23.3%           | 3.3%                     |
| 2. I would like to see seasonal and/or holiday special events held.   | 30.0%                 | 46.7%        | 20.0%           | 3.3%                     |
| 3. The association should take advantage of the city's semi-annual Dial-A-Trailer program for homeowners to remove large items not collected during normal weekly trash collection. | 51.7%                 | 37.9%        | 10.4%           | -0-                      |

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H. Community-Outside Agency Working Relationship: The association should routinely work to build rapport with and show an appreciation for those agencies that support our needs.

|   | <b>Strongly Agree</b> | <b>Agree</b> | <b>Disagree</b> | <b>Strongly Disagree</b> |
|---|-----------------------|--------------|-----------------|--------------------------|
| 1. Fire Station #48 (Bulverde Road)                     | 65.5%                 | 34.5%        | -0-             | -0-                      |
| 2. Law enforcement (SAPD and Bexar County Sheriff)      | 65.5%                 | 34.5%        | -0-             | -0-                      |
| 3. School district (public schools our children attend) | 62.0%                 | 31.0%        | 3.5%            | 3.5%                     |

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COMMENTS AND SUGGESTIONS: 30 responses from 229 surveys sent out = 13.1% return rate.

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