

# North San Antonio Hills Homeowners Association Newsletter

## *Roadrunner*



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NSAH HOA Newsletter

July 2016

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### **HOA President, Mr. Brad Taylor**

To the neighbors of NSAH; Thank you for your vote of confidence in re-electing your 2015 BOD of directors to a new 2016 term. As I believe you may have noticed, this is an active BOD, and your best interests are our number one priority. Your comments and suggestions are valued, and we do receive them in various flavors, and it is our intention to be as responsive as you require us to be, staying within the guidelines set forth in our governing documents.

Please welcome Ms. Jessica Farmer and Ms. Ava Ybarra. Both are officially Members at Large on the BOD, with Jessica working as our new Roadrunner Newsletter Editor and Ava the HOAs Membership Coordinator. Both are very much needed positions on this BOD, and their contributions in areas of newsletter and membership are very visible to the neighborhood as both function in direct communications. Thank You Jessica and Ava!

A couple items of interest that are on our radar, is the 1604 construction and its impact to NSAH, as well as the septic systems in our neighborhood. We are arranging an NSAH meeting with TXDOT to occur in early August. This will be after the construction contractor has been selected by the city and good timing to engage. The aging septic systems in our neighborhood is problematic for some, and for others, there is no problem – yet. The BOD is taking an active approach and working with the city to address NSAH septic/sewer services. It is completely understood that transitioning from septic to city sewer is not something everyone wants, and as previously mentioned, this BOD is working in “everyone’s” best interest. More information to following this newsletter, to include how everyone’s best interest can be met.

Communications: Please ensure to visit the website regularly, as we are posting items of interest. We just added a Files Area for the Covenants, Bylaws, Newsletter and Annual Meeting Minutes. Additional documentation coming soon is the Architectural Control Request Forms and Guidance document. I encourage everyone who has Internet access to join “Next Door”. A lot of your neighbors are there (about 92), and we use it regularly to post items of interest.

### **HOA Vice President, Mr. Ed Hobbs**

As the newly elected Board of Directors begin their new year, several initiatives will be implemented to better serve our neighbors and aid in a communications network among our property owners. The first will be to revitalize the Neighborhood Phone Directory and secondly to promote the Homeowners Association and the solicitation of dues from each property owner. Leading this effort will be Mrs. Ava Ybarra, newest Member at Large. The Directory will be designed for your convenience with Emergency/Frequently called numbers as well as an Alphabetical Listing of all property owners and map reference to location. We will be contacting you in the months ahead for your information if you would like to be included. Lastly, the NSAH HOA continues to be involved in issues that are of interest to our neighbors and neighborhood as a whole. With the expanse of growth and development in this area, we maintain a close relationship with City Officials and developers to ensure our interests are heard and implemented where possible. Keeping all property owners informed of these issues are primary for a concerted effort in keeping NSAH the premier place to live and raise our families, but we need your

help. We desperately solicit each and every one to not only participate, but also support these efforts through volunteering where needed and the very affordable dues of \$50.00 per year. Your help is greatly appreciated.

## **HOA Special Projects, Mr. Richard Ramos**

The Board of Directors has been corroborating with the San Antonio Water System (SAWS) examining various options for our community to obtain sewer services. It appears the Local Benefit Extension Program would be the most promising initiative for our community. The Board would like to organize a Community wide meeting with the SAWS staff to present the facts and obtain the options for sewer services.

### **This is what we know and need at this time:**

- A formal request from the community is required. This would come from the HOA BOD to SAWS.
- To proceed with a request from the community, there must be at least 50% documented interest from the property owners. Commercial lot owners can also take part in this.
- The cost of City Sewer connection, per lot, will be determined by SAWS engineers as they assess the potential project.
- The amount owed by individual residents who wish to connect to city sewer will be discussed at a later date before proceeding.
- Other benefits to be derived from this project will be articulated by SAWS staff.
- All interested property owners must contact the BOD within 30 days (by August 15<sup>th</sup>). A 50% showing of interest will allow the HOA BOD to move forward with SAWS on behalf of interested property owners.

**We MUST receive your input. Without 50% interest, we will not move forward since SAWS will not take any action without documented interest of at least 50% of the NSAH community. This newsletter indicates how you can contact the BOD, via regular mail, email, or by phone. Contact us via any means, and let us know if you are interested in obtaining city sewer. Inputs will be collected by Mr. Richard Ramos. We will stop collecting inputs on August 15<sup>th</sup>.**

## **HOA Architectural Control, Mr. Brad Taylor**

Our HOA Architectural Control Committee (ACC) continues its commitment to our community, to assist and monitor property developments in NSAH. Here is a summary of what was briefed at the last Annual Meeting held on May 18<sup>th</sup> for those that could not attend. The brief included information regarding the processes to request construction/improvements approval from the NSAH HOA ACC.

- Submit a "Request for Approval" form
  - o Forms can be obtained from the Website or through any Board member.
  - o Include Plans & Specifications with the Request.
    - Foundation type, Location of Improvements, Pictures, Schedule, etc.
- Lead Time for submission of the Request is as soon as possible.
- Typical response time for the ACC to the property owner (approximate)
  - o 2-3 Weeks for new home construction plan reviews
    - Initial plan review of structure, setbacks, etc., will result in an authorization to proceed with foundation formwork (no pour).
    - A second review of the foundation formwork is to ensure proper setbacks. This review also provides final approval to proceed (foundation pour authorized)
  - o 1-2 weeks for all other improvements (sheds, garages, solar, decks, etc.)

The benefits of the HOA Architectural Control Committee directly relate to keeping our subdivision nice looking, protecting our home values and sustainment of our subdivision as desirable place to live. If you have any home improvements to make, or are planning for new construction, please keep in mind the NSAH Restrictive Covenants that govern and control construction and/or improvements in our subdivision. The Covenants can be downloaded from the NSAH HOA website, or ask any BOD member to provide you a copy. If you have any doubts whether your project requires HOA ACC approval or not; then please contact the Board to ensure there is no misunderstanding.

## HOA Events Coordinator, Ms. Veronica Campbell

Hello neighbors! Summer is here and the year has gone by so fast. Here are our upcoming events:

**Community Garage Sale: Tentatively Nov 12th or 19th.** The HOA will advertise the event, and each home owner will be responsible for their own permits, since the sales will be at the private residences instead of the park. More to follow in the October letter.

### Halloween Party: October 31, 2016

As you all know, this is our largest event of the year, where your HOA is providing food and candy for the little ones and fun for the whole family. This year we are asking for your suggestions on what else you would want to see or do during this time (Games, costume contest). We appreciate those neighbors that help and contribute by donating candy during this time.

**Back by Popular Demand is the Christmas Decoration Contest! December 17th** we will judge the neighborhood to determine the winner. We will post the winner on our website and on Next Door, and we will also put a sign their front yard. More information in the October Newsletter.

Any suggestions or input for these events will be greatly appreciated. Call me direct at 210 679 5275 or email [info@nsah-hoa.com](mailto:info@nsah-hoa.com)

### Points of Contact

President	Brad Taylor	831-1171
Vice President	Ed Hobbs	393-3293
Secretary	Bobbi Taylor	875-5882
Treasurer	Mike Dammann	679-8813
Architectural Control Comm. Chair	Brad Taylor	831-1171
Events Comm. Chair	Veronica Campbell	679-5275
Special Projects	Richard Ramos	679-6029
Membership Coordinator	Ava Ybarra	268-8833
Newsletter Editor	Jessica Farmer	274-2602

City Services	311
SAWS	704-7297
City Public Service	353-4357
Animal Services	207-4738
City Manager	207-7080
Mayor's Office	207-7060
Fire Department	207-8400
Police – SAPD	207-7273
Public Works	207-8025
Dist. 6 City Council	207-7065

### HOA Mailing Address:

NSAH HOA, Inc.  
4128 Autumn Mist  
San Antonio, TX 78253

Email: [info@nsah-hoa.com](mailto:info@nsah-hoa.com)

Website: [www.nsah-hoa.com](http://www.nsah-hoa.com)

Join us on the social media site: Next Door. There are approximately 92 NSAH residents on Next Door!

## Questions/Comments from the Annual meeting (May 18, 2016)

Q: The Architectural Control Adjustments documents/requirements need to be more reflective/aligned with home owner requirements. The guidance document must outline the submittal process, whom (which BOD would be the responsible party) and timeline goal.

Answer: The document is currently in draft, and under review. It is expected to be available on the website next month. All concerns have been met.

Q: Middle and High School bus riding students need to be dropped at their respective homes. It is a safety issue w/the kids walking on the streets. Can the HOA take the action to contact the ISD and coordinate? COMMENT from Resident: "I would suggest you contact the families with children before you contact the schools"

BOD Response: Although definitely a possible safety issue; we solicit input from those parents with children whom ride the bus to coordinate possible drop of/pick up locations. Then parents must address with the respective school/bus coordinator.

Q: Neighborhood garage sale: Need big signs on the 3 roads coming into NSAH. Possibly have our sale the same time as Alamo Ranch to bring in more customers.

Answer: The HOA will provide advertisement but each homeowner will have to purchase their own permits if at their residence. More information in the October newsletter.

Q: Can the Annual meeting go for a full two hours so it isn't rushed?

Answer: We will look into other options. At this time the school is the best option, and they only allowed us 1.5 hours this year. But we will allocate 2 hours next year.

Q: I thought the restrictive covenants did not allow for a business to run out of a house. There is a house with indications of business operations being conducted at the home.

Answer: Property zoned as Residential cannot operate a business out of the home. The City must be made aware of, and enforce such code violations. The HOA BOD will make notice to the city of the potential issue (address removed), and the city will have to make the determination and take action.

Q: I have noticed that home sale listings reflect "No HOA." Is there any way to contact the realtor board to correct that?

Answer: We will look into this and provide follow-up.

Q: Can our neighborhood get the green trash cans, for leaves, stems, brush. I don't have a place to put all the tree limbs and leaves.

Answer: The city will be providing NSAH the new green cans but we do not know exactly when. Recommend monitoring the city's website for updates.

Q: Can we do the Christmas Lighting contest. When we won we simply donate the prize money. This is a great way to get extra funds.

Answer: The October newsletter will include Christmas Lighting Contest information.

Q: Why can't we make the HOA dues mandatory, if \$50.00 is too expensive, you can decrease it to \$30 and make it mandatory, all pay and then more money.

Answer: To implement mandatory HOA fees requires the vote of the entire HOA (all property owners), with a 2/3rds vote affirming to adopt such a change. Although, the dues are currently voluntary, we feel that an increase in the number of dues paying members will occur. We also anticipate the addition of our newly appointed Membership Coordinator, Ava Ybarra, whose actions and community outreach will be a positive factor, and increase dues paying membership as well.

Comment: We need to be mindful of our speed and STOP signs in the neighborhood. Safety is an issue AND we adults, are setting examples for our young drivers. Letters on entrance signs need to be outlined in black to make the sign easier to read.

Response: Appreciate the comments and suggestions. There is a potential that our entrance sign could be being impacted by the 1604 construction. We are hosting a HOA meeting with TXDOT in the beginning of August, and part of that discussion will be our NSAH signage. We're holding on any upgrades to the sign until we hear what we want to hear from TXDOT. This will be an open meeting to the neighborhood. More to follow.

### Advertisements



<b>Brad Taylor</b>	
Certified Instructor for Texas <i>License To Carry</i>	NRA Certified Instructor for Basic Pistol Course
North San Antonio Hills Call for Information	
(210) 831-1171	2brad@satx.rr.com

### Advertise in Roadrunner!

Do you have a business or service that you would like to advertise in the Roadrunner? If so, we will gladly consider your advertisement to be included in this quarterly publication that reaches our entire community and others who are property owners that do not currently live within NSAH. Here is Roadrunner pricing:

\$45.00 for ½ page (5x8”), \$25.00 for a ¼ page (5x4”), \$12.00 for Business Card size. These prices are for black and white, and are per each issue of the newsletter.