

# North San Antonio Hills Homeowners Association Newsletter

## Roadrunner



NSAH HOA

October 2016

### HOA President, Mr. Brad Taylor

A couple items of interest that the Board of Directors focused on since the last newsletter is the 1604 construction and its impact to NSAH, as well as the long standing City Sewer topic. We coordinated a meeting with TXDOT that was held in early August, and we asked for septic input in the last newsletter. We appreciate those who attended the TXDOT meeting, and to those who expressed interest in city sewer. More to follow in our Special Projects section.

A new effort the BOD is working relates to business development in the NSAH commercial lots, and the Land Use planning and Re-Zoning that applies. This was covered in detail in a recent outreach letter to all NSAH property owners, and in pertains to the Nardis Gun Club. The responses to the outreach were carefully reviewed and resulted in NSAH BOD approval of the business with conditions. The conditions are: Re-zoning must be from C-3 to C-2 CD vice C-3 to C-3 S, and that specific Architectural Control items need to be met. The current land owner and business owner have agreed to the re-zoning requirements, and the District and City are moving in support as well. Our next step is working the Architectural Control aspect.

Please ensure to visit the website since we post items of interest there. We just added additional documentation such as Architectural Control Request Forms and Guidance documentation. I encourage everyone who has Internet access to join "Next Door". A lot of neighbors are there (about 86), and the BOD makes good use of Next Door to post items of interest, important information and reports of issues such as break-ins, suspicious vehicles, etc. Next Door is a great tool! Enjoy the fall as it sets in, and we look forward to seeing everyone at the upcoming events discussed later in this newsletter.

### HOA Vice President, Mr. Ed Hobbs

Friends and neighbors please be aware that coyotes are roaming the neighborhood and the surrounding woods. In the last 2 weeks I have seen no less than a half dozen in my yard alone and they are usually seen in a pack. Each sighting was in the late afternoon, so, please be mindful. Kids are out and about as well as your small pets.

As construction continues in and around us, their habitat dwindles, and, they are forced into ours. With that said, it becomes crucial that the neighborhood understands the importance of a unified effort. If there is a regular coyote food source in one yard on your block, there will be coyotes active throughout the neighborhood. The *elimination* of any potential food source is essential to keep the coyotes from becoming dangerously comfortable around humans. It is also important to recognize that an indifferent attitude toward a coyote in your yard has the same effect as feeding it. If a coyote is in your yard, it is imperative that you make the animal aware that it is not welcome. Coyotes are most likely to be frightened by aggressive gestures; loud noises etc., but please be cautious. There have also been reports of coyotes in the Alamo Ranch area via Nextdoor.com.

### HOA Architectural Control, Board of Directors

Our HOA Architectural Control Committee (ACC) continues its commitment to our community, to assist and monitor property developments in NSAH. We're sure you have noticed some new homes being developed, and a lot or two being cleared. We are engaged in those efforts, and our ACC processes have been streamlined and updated. However, we still have issues with non-compliance where the Restrictive Covenants are concerned.

Any structure or improvement on the property must be approved by the HOA ACC and BOD. This BOD does not consider the past and what may have slipped through the cracks. We only look at what occurs now that impacts property owners and families in the neighborhood. For instance, sheds are structures that require ACC approval based on the restrictive covenants. Sheds require concrete slabs per the covenants, primarily to eliminate a safe haven or home unwanted guests (snakes and other critters), plus the aesthetics as well. Non-compliance puts property values at risk, as well as the environment and safety. The HOA BOD is actively engaged in non-compliance issues as well as City Code Compliance.

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 neighborhood. 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.

**A neighborhood safety note:** Is your property a corner lot? Does your corner have trees or brush blocking the vision of cross traffic when sitting at the Stop sign; causing drivers to inch-out into the intersection to see if there are oncoming vehicles? If so, then this is unsafe and it is the property owner's requirement to trim these areas.

## **Events Coordinator, Ms. Veronica Campbell**

### **Halloween Party, October 31st 2016, Road Runner Park, 4128 Autumn Mist**

This is our largest event of the year. Your HOA is providing food and candy for the little ones, as well as fun for the whole family. We will have games and a costume contest. Certainly any and all candy donations are appreciated and welcomed, collections will be received starting October 15<sup>th</sup>, the two addresses where you can drop off candy are 3438 Dove Park and 4015 Summer Breeze. Be on the lookout for the sign, Thank you in advance!

### **Community Garage Sale, November 5th 2016**

Your neighborhood association will be hosting a community garage sale on November 5<sup>th</sup>. Your HOA will advertise, and place signage at the 3 entrances. The HOA will not be purchasing a permit for Roadrunner Park this year. Whoever wishes to participate will pay for their own permit and post it in your own drive way or yard. Please see helpful Garage Sale etiquette below, courtesy of "Code Connection" the cities information paper regarding City Code compliance.

#### **Thinking of having a garage sale?**

*You'll need the proper permit and to follow the City's code provisions. Permits can be obtained at participating HEB stores, online, or by going to 1901 S. Alamo St.*

*Requirements for advertising on your property:*

- Only two signs no bigger than 4 sq. ft. placed no closer than 5 feet to the front or side, and must be on the property where the garage sale is taking place, or they'll be considered illegal.*
- Signs on the City's right-of-way are illegal and considered abandoned. They can be picked up and discarded by any citizen or the City.*
- Place signs two days before the sale and remove them by the expiration date on your permit.*
- Signs on utility poles, street or traffic signs are considered a misdemeanor, pursuable through Municipal Court.*
- There are no refunds. If the date you choose is rained out, a replacement permit can be issued as long as you ask for it within a week from the initial permits date of issuance. You'll have 3 days to use it; however, only one re-placement permit will be issued per calendar year, per address.*

### **Christmas Events:**

- Santa will be visiting on a Firetruck. This is a fun event for all. More details to follow.
- Decoration contest will be held on December 17<sup>th</sup>. Decorate your house and yard and win prizes. The judges will be driving around to select the winners.

Suggestion or input for these events will be greatly appreciated. Call me direct at 210-679-5275 or email comments to our HOA email address: [info@nsah-hoa.com](mailto:info@nsah-hoa.com)

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

In our last quarterly newsletter, we asked residents to let us know if they would be interested in hearing more about sewer services in our community. To that end, we have asked members of the SAWS staff to provide our community with a full length presentation of the requirements and benefits to be gained by obtaining sewer services, costs, etc. This meeting has been scheduled for October 27<sup>th</sup> at 7pm in Hoffmann Elementary Alamo Ranch (Cafeteria).

As previously noted in the past, we have a designated City Park in the back of our community, which is currently just rural land with no amenities yet, however that will soon change. The city has scoped the park in the 2017 bond election, with funding set at \$300,000.00. Not too bad for the size of our community. The park will need a name, and we're currently thinking of leaving it as Roadrunner, unless we receive inputs for consideration from the community

## Membership, Ms. Ava Ybarra

I have been walking the neighborhood to meet neighbors and to discuss the NSAH HOA Directory that is being developed. Some neighbors may recall the phone directory that was developed in the past. We are updating this directory, and are providing all property owners the option to allow their information to be listed, such as phone, email, etc. We will only list what the property owner allows. We feel this is a great tool, especially for our continued efforts to improve community outreach options, and for situations where we need to reach a resident when they are away, or for safety issues. To assist in this effort, all property owners that wish to be listed can send an email to the HOA BOD or call me with the information. My number is listed in the Points of Contact, and our email address is: [info@nsah-hoa.com](mailto:info@nsah-hoa.com) Thank You!

## 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 Committee | Board of Directors | 831-1171 |
| Events Comm. Chair              | Veronica Campbell  | 679-5275 |
| Special Projects                | Richard Ramos      | 831-8603 |
| 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 social media:** "Next Door" has about 90 property owners registered.

## **Please assist your HOA in making your community the best it can be!**

Your monetary support is greatly appreciated to help ensure your rights, securities and property values are protected. Please join us!

### **What does your HOA do for you?**

- Social Events & Community Spirit
- Roadrunner Newsletter and Communications
- Monitors Security and Crime Statistics
- Entrance Sign Maintenance
- Roadrunner Park Maintenance
- Enforces the Restrictive Covenants to Maintain Property Values
- Communicates with City, County, and State for:
  - Land Use and Zoning
  - Streets and Utilities
  - Nearby Area Developments
  - Subdivision Access
  - Emergency Services

### **Please submit the following form with your payment**

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#### MEMBERSHIP DUES FORM

NORTH SAN ANTONIO HILLS HOMEOWNERS ASSOCIATION, INC.

Membership Dues \$50.00 /YR

*Reoccurring dues are paid each year on May 1<sup>st</sup>*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### ***Please make your Check payable to: NSAH-HOA, INC.***

Mail your dues and this form to:

NSAH-HOA, Inc.

4128 Autumn Mist

San Antonio, TX 78253

Would you like to provide an additional donation to support the many events your HOA BOD sponsors? Simply add any amount to your \$50.00 submission, and the BOD will apply the extra amount to the various events we provide to the community.