



Monterrey Village Board Brief



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THE MONTERREY VILLAGE HOMEOWNERS ASSOCIATION NEEDS YOU NOW!!!!

Membership in the Monterrey Village HOA is automatic, based on ownership of lots in the subdivision by a diverse group of people who will live within the boundaries of the community and have agreed in principal to fund its expenses and uphold its standards. **Remember, the Association is YOU, not the developer, not the builder and not the management company!**

The original Board of Directors of the Monterrey Village Homeowners Association were members of the development team. They accepted this personal responsibility before there were any resident owners. They governed the Association during the development period. The Board hired **Maximum Management Resources, Inc.**, to administer the day-to-day operation and facilitate the transition to owner control.

Recently, two residents of Monterrey Village (**Brett McAlpine and Brian Roberts**) volunteered to be appointed to the Board with one developer remaining on the Board. **Owners are now needed to serve on committees to provide input to the owner-controlled Board and learn how to govern the Association.** When more homeowners are involved in the association, there will be a formal Annual Meeting and Election and everyone will have a chance to vote for their favorite candidates for the Board..

It will take quite a bit to pull you away from your job, family, recreation, and personal interests to join a committee but you are now a member of an association with governmental-like duties and the best government is not only of and for the people but **BY THE PEOPLE!**

Meet your neighbors and be aware of what is going on around the area. Neighbors alert each other to suspicious activity. Call the police if you see anything or anyone causing damage. Continue to be vigilant and use every device you have such as home and car alarms to prevent loss or damage to your property and your person. In case of emergency, call 911.

CONTACT BRETT MCALPINE AT 210-946-1920 TO VOLUNTEER FOR A COMMITTEE NOW!

**ASSOCIATION WEBSITE HAS
UP TO DATE INFORMATION**

Your Monterrey Village website contains helpful association information and many Hot Links to other valuable sites such as the SAPD Sex Offenders List and City Council Members. Check it out at:

www.neighborhoodlink.com/sat/montvillhoa

COMMUNITY SERVICE POSITIONS AVAILABLE

Why Have Committees?

A committee is a group of people selected to study or research a matter and report to the Board with their recommendations.

Committees are a means for getting members involved and a training ground for future leaders. A committee provides for composite thinking and is a forum for sifting, studying and evaluating plans and ideas. It is also a way to spread the work of the association beyond the narrow limits of the Board's size. The effective committee doesn't just happen; it is a combination of the right individuals, clear mission, good leadership, staff help, coordination and follow through.

The citizens of a community have a right to be heard but they also have a responsibility to act in a reasonable manner to see that their ideas are presented.

Decisions on the quality of life in a community cannot be delegated to a small group of

people on the Board or to a management company. That is why committees are so important to the well being of a community of any size.



notification letters are prepared by the community manager as directed by the Committee Chair.

The Committee also proposes policy changes to the Board and conducts investigations and hearings relative to alleged violations.

This is a good place to serve if you want to understand where your annual assessment is going.

Communications Committee: They assist the Board in keeping the members informed about the Association, its programs and activities by preparing a newsletter, keeping up the web page and suggesting material for new resident information packets and leadership training for new committee members.

Landscaping and Safety

Committee: They develop plans for enhancing the attractiveness of the subdivision and upgrading the physical condition of the common areas. The committee also identifies safety hazards and develops plans to promote safety in the community. The committee works with Maximum Management and the landscape contractor. (You do not have to dig or pull weeds!)

Recreation/Social Committee:

Members suggest community recreation programs for all age groups. This committee also plans and oversees all community parties and seasonal events. Members will also suggest rules for any recreational facilities.

The Good News

Originally, the only common element of the Association was the Retention Pond at the front of the property. Funds must be set aside for grass cutting and eventually taking out excess soil to keep the level low enough to hold back flood water. While this property can't be used for any recreation purposes, it is still the responsibility of the Association.

Recently, the developer deeded almost 2 acres of land to the Association which can be converted into a Recreation Area. This is one of the major reasons we need owners to be involved, to make decisions on uses for this space. Maps are enclosed to show the size and location of your NEW common elements.

**THE BOARD OF DIRECTORS
MONTERREY VILLAGE
HOMEOWNERS ASSOCIATION,
INC.
PO Box 100431, San Antonio, TX
78201**

**Brett McAlpine
Brian Roberts
Michael J. Beasley**

Committee Chairs



**Covenants - C. McAlpine
Finance - B. McAlpine
Communications - Open
Landscaping - Open
Safety - Open
Recreation/Social- Open**

**Management Company
Maximum Management Resources, Inc.
Dee McGee, PCAM, President - 735-8181
maxmgmt@satx.rr.com**

The Architectural Control

Committee, created in the Declaration, reviews all improvements to the exterior of the property.

Covenants Committee: This is one of the most important committees because it insures that the restrictions are enforced. Keeping up community standards keeps values up. The committee members review the subdivision regularly and note cases where there seems to be a rules violation. Courtesy reminders and

Finance Committee: They assist the Board in monitoring income and expenses and help prepare the Annual Budget. The committee evaluates and coordinates budget requests from the other committees and communicates with members on proposed budget items. The committee will also do long-term financial planning for replacements and improvements.