



# Monterrey Village Board Brief



SUMMER-FALL 2006 ♦ Vol 3, Number 2

## THE MONTERREY VILLAGE HOMEOWNERS ASSOCIATION FIRST ANNUAL MEETING WAS HELD JUNE 6, 2006

The first annual meeting of the members of the Association was held at the La Quinta Inn on IH 35. Sadly, there were less than ten (10) homeowners who attended this very important meeting but those who did attend learned some very good things about the future of the subdivision. The purpose of the meeting was to elect a Board of Directors.

Mr. Jim Bastoni and Mr. Andrew Nevitt from Imagine Homes were introduced by Mr. Brett McAlpine, President of the Board, and they presented their plans for the lots which they recently purchased in Monterrey Village. They intend to build very nice new homes as well as building better retaining walls to hold back the earth on the higher elevations. They presented their plans and answered questions and also expressed their desire to support the homeowners association by serving as Board members.

After their presentation, the election was held. The nominees were Brett McAlpine, Jim Bastoni, Andrew Nevitt, A.C. Hood and John P. Jones. Mr. McAlpine, Mr. Bastoni and Mr. Nevitt were elected to the Board. Mr. Hood and Mr. Jones were asked to volunteer as co-chairs of the Recreation Facility Committee which will be tasked with planning the facilities to be established on the Association's 1.9 acre common element lot on Judtoepper Road. Board terms and officer appointments were to be made at the first Board meeting after the election.

The financial reports of the Association were presented to the members and questions were answered by Dee McGee, Community Manager. Mr. McAlpine then discussed the work of the Covenants Committee and asked for more volunteers to help with this most important association responsibility. He then opened the floor to the members for any questions and after a lively discussion of many issues, the meeting was adjourned at 8:23 PM, June 6, 2006.

## BOARD MEETING SETS OFFICERS FOR THE ASSOCIATION

The first meeting of the new Board was held on June 27<sup>TH</sup> and Brett McAlpine was elected President, Jim Bastoni Vice President and Andrew Nevitt Secretary/Treasurer. Decisions were made to move the

Association's funds to the Randolph Brooks Federal Credit Union and to change the Registered Agent from the Developer to the Association's attorney.

Another important decision was made after a review of the unpaid assessments. The Board unanimously agreed that those members who had not paid their outstanding assessments after due notice were to be turned over to the Association's attorney for collection action. This action adds at least \$250 to the amount owed by the delinquent owners who were notified of this possibility in certified letters.

The Board will meet again in September at a location to be announced, unless it is necessary to call a special meeting. Any members who want to address the Board at its next meeting are asked to submit their names to Dee McGee, Community Manager, at PO Box 100431, San Antonio, TX 78201 or by fax at 735-3861 or email at [maxmgmt@satx.rr.com](mailto:maxmgmt@satx.rr.com) so that they can be notified of the location and time of the next meeting.

## ASSOCIATION WEBSITE HAS UP TO DATE INFORMATION

Your Monterrey Village website contains helpful association information such as a copy of the Declaration of Covenants, Conditions and Restrictions 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](http://www.neighborhoodlink.com/sat/montvillhoa)

## SAFETY IS FIRST IN MONTERREY VILLAGE

One of the benefits of living in a deed restricted community is that everyone is a member of the Association. This means that you and your families have some common goals such as keeping the neighborhood safe. Get out and 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.**

If you have questions about any City services, call **311** which is the City of San Antonio's Help Line and they will put you in touch with the right person or department. The City Code Compliance officers are very active in being sure that the city codes are being enforced. If you see something you think might be a violation, please call **311**

# 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.

### 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 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.

**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. 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.

## From the Desk of the Community Manager

At the annual meeting, some of the members said that they did not know anything about the committees so we are repeating the info above which was sent out to owners in the Spring of this year. If you notice, there are a number of Chairs vacant so please contact me if you want to volunteer for any position.

Also, the Association has two common element lots; the Retention Pond at the front of the property and the lot set aside for a Recreation facility. Funds will be set aside for grass cutting and eventually taking out excess soil to keep the level low enough to hold back flood water in the Retention Pond. While this property

can't be used for any recreation purposes, it is still the responsibility of the Association. The Recreation Lot will need lots of planning and ideas from you all so please think about volunteering for this important work.

If you have any questions regarding how the Association operates, please contact me at **735-8181** or by email at [maxmgmt@satx.rr.com](mailto:maxmgmt@satx.rr.com) and I will do my best to answer them. Remember, this is your association and, as an owner, you have three main responsibilities which are to pay your assessments on time and in full, obey the restrictions and rules and attend one annual meeting or send your proxy.

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

**Brett McAlpine, President  
James Bastoni, V.P.  
Andrew Nevitt, Secretary/Treasurer**

### Committee Chairs



**Covenants - Open  
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](mailto:maxmgmt@satx.rr.com)**

