



Monterrey Village Board Brief



WINTER 2009 ♦ Vol 6, Number 1

MONTERREY VILLAGE HOA BOARD CONCERNED BY SLOW PAYMENT OF FEES AND NUMEROUS COVENANTS VIOLATIONS!!

I am **Judith Nabarrete, Alternate Board member**, and I am writing this article to communicate a few issues that we recently discussed at our neighborhood's quarterly Board Meeting on January 12, 2009. The first item discussed is the fact that half the people in Monterrey Village have not yet paid or made arrangements to pay their annual dues for 2009. (\$180 was due January 1, 2009.) As discussed at our annual HOA meeting in the summer, the Board had authorized a payment plan to make it easier for you during the holidays, with two payments of \$90, with the first one due January 1, 2009 and the second on or before March 1, 2009. As of January 12, 2009 52% of the members had not paid any of the assessment! A second item discussed was a concern that there were 52 violations of the rules noted after an inspection of the community in early January 2009, mainly for trash cans visible from the street.

Just recently, I attended an all day seminar giving training on being a board member of an HOA. I discovered that the HOAs are a very important part of the "[San Antonio city government process](#)". The city depends on HOAs to maintain neighborhoods and sees the HOA as one of the main ways to keep home values and living qualities high (recently highlighted by the fact that the housing market in San Antonio is declining, but by a far less percentage than the United States average).

In Monterrey Village, the Association oversees and pays for the maintenance of the community park and the detention pond. In the main entrance on Nora Vista, we maintain landscaping to make our entrance more appealing. We are also responsible for the perimeter landscaping and fencing surrounding the common area, the "liability" and "property damage" insurance for the Association and its Members. There are also costs associated with maintaining a non-profit corporation such as postage and mailing, printing, management and other administrative costs. We must also pay the taxes on the property that the association owns. This is where your annual assessments go. They are similar to city taxes and the Association has certain powers to collect these assessments through legal action including foreclosing on an owner who fails to pay. The Board does not want to take anyone's home and will only do this as a very last resort. However, the dues paying owners should not have to subsidize those who choose not to pay their fair share.

The Board also discussed the following items, city ordinances that make it a violation to store inoperable cars on the driveway or in the street, and leave graffiti on buildings and fences. The city also tickets a homeowner for failing to cut overgrown lawns and landscaping as well as other ordinances regarding barking dogs and noisy parties. Many of these same issues are covered under our HOA covenants and the HOA volunteers on the Covenants Committee are always busy making sure that these covenants are enforced. This helps you, the homeowner, to live in peace and enjoyment in Monterrey Village, and helps to protect your investment in your home by trying to ensure that you can sell your house for a fair value when you decide to. By having rules and keeping the common areas looking clean and organized we can make our neighborhood stand out to prospective buyers. Those who do not abide by the rules can face fines of \$50 or more and possible legal action but are given fair notice and a chance to correct the problem.

The goal of the Board is to get everybody involved in the HOA because **YOU ARE THE ASSOCIATION!** Membership is not voluntary. You automatically became a member of the HOA when you purchased your home; therefore, homeowners must pay their dues and abide by the rules stated in the Declaration. (A copy of the Declaration is available at the MV HOA website, www.neighborhoodlink.com/sat/montvillhoa.)



COMMITTEES ARE THE WAY THAT INDIVIDUALS GET INVOLVED IN THE ASSOCIATION!

Dawn Cardona, our Communications Committee Chair, has set up an online blog for residents to obtain important information about the community and the HOA. The blog was also created to allow residents to share their thoughts and concerns and to encourage communication among neighbors. You can visit the blog at: **www.monterreyvillage.blogspot.com**. Please contribute whenever you can to help make us a closer-knit community.

Meggan Gruver, our Safety Committee Chair, is busy trying to get volunteers to take special training offered by the City Police Department to help protect our neighborhood from crimes and vandalism. If you are interested in joining this committee or taking the training, contact **Dee McGee, Community Manager** at 210-735-8181 and she will pass your name on to Meggan.

VOLUNTEER TO BE A PART OF THE SOLUTION!

Within the next year, Imagine Homes will probably complete the build out of the vacant lots and we will become a full 271 member Association. We are already a self-governing organization with a Board made up of owners of homes in Monterrey Village. We would like to devote more of our energy to getting to know each other by having neighborhood get-togethers like block parties, barbecues at the park, and other events that have proven successful in other communities in which you've lived but we need more than three or four volunteers to get these events going so think about offering your services and call the Community Manager at 210-735-8181 to volunteer. You won't regret it! It is easier to sit back and talk about how things can be better, but leaders decide to take part in the CHANGE! It's a NEW YEAR – send your assessments, bring your ideas, and help us be successful in meeting our community goals. Your quality of life depends on it! Thank you in advance for your support and help.

PAYMENT PLANS

What happens if I cannot make my full assessment payment today?

It is better to ask for a special payment arrangement, instead of compounding interest and fees or even losing your house to foreclosure.

What is a payment plan?

A payment plan is a legal agreement between you and the Homeowners Association that allows you extra time to pay your balance without incurring legal fees or dealing with foreclosure.

How do I setup a special payment plan?

You should send your written payment plan options to the Board of Directors, Monterrey Village Homeowners Association at PO Box 100431, San Antonio, TX 78201 and the Community Manager will forward your request to the Board of Directors. If it is reasonable, it will most likely be approved.

YOUR BOARD OF DIRECTORS
**Brett McAlpine, Jim Bastoni and Jim Weddle and
Alternate Board Member Judith Nabarrete**

