

HUNTERS CHASE II

CONTACTING THE BOARD OF DIRECTORS

ProComm Management is still the focal point for all requests and issues that you may have. Please continue to ProComm either by phone at (210) 545-1888, ext 202, by fax at (210) 545-1940, or by e-mail

(jseekins@procomm-mgmt.com).

Mrs. Juanita Seekins is our new ProComm representative and is ready to assist. If using e-mail, you may also send the BOD a courtesy copy to our newly established e-mail address: hc2board@yahoo.com. We will do our best to ensure every request is followed-up with a response.

If you have a question or concern that may be of interest to the entire community, we ask that you communicate that through our interactive Discussion Forums on the main page.

If you would like to become a committee volunteer or participate in community activities, please feel free to e-mail us at: hc2board@yahoo.com.

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FROM THE BOARD OF DIRECTORS

Newsletters

As Board of Directors (BOD), we intend to keep our community well informed on events and issues that affect us all. One primary means of communication is through the interactive use of our community web site: <http://www.neighborhoodlink.com/sat/hc2/>. We have begun to update this site to provide up-to-date information regarding community events, Board of Directors meetings, contact information, discussion forums, and a host of other community links we believe may be useful to our community. We also understand that not everyone uses a computer or has access to the internet. Therefore, we believe it is important



to provide periodic community updates through the distribution of newsletters. We are trying hard to cut costs and save Association money wherever possible. One solution is to give individual members the option of receiving quarterly or semi-annual newsletters. Additionally, all newsletters will be posted on our web site. Some owners may prefer to view newsletters online instead of receiving them through the mail. This will save costs that are associated with the reproduction, mailing, and labor for each mailed newsletter. However, we will continue to mail out an annual newsletter to ensure everyone is informed on our yearly meeting and are able to participate in the BOD election process.

Work in Progress

On February 28, 2008, a new Board of Directors (BOD) was elected into office during our Annual Hunters Chase Maintenance Association meeting. We wish to thank the outgoing BOD (Art Jones/President, Laura Geyer/Vice President, and Greg Jellick/Treasurer & Secretary) for volunteering their time and hard work in handling Association affairs. The following new board members are:

Vangie Velez - President
Leonard Minnala - Vice President
Duane Cruz - Treasurer/Secretary

The BOD plans to meet as often as possible to handle Association affairs. Currently, we have initiated weekly planning sessions that last from 2-3 hours each and would like to keep our community informed as to what we are doing by posting updates on our community web site. We have set priorities and started to work the following issues:

Priorities:

- Financial accountability
- Neighborhood security
- Safety and speed issues, especially near our community park
- Neighborhood complaint and resolution system



- Community upkeep

Specific Issues:

- Review all past and present financial reports for accuracy
- Review current procedures for collection of delinquent Association membership accounts and change as needed
- Obtain and review all current Association contracts. All expiring contracts will be subject to new competitive bids
- Increase effectiveness of COP program and noise abatement by soliciting more community involvement and police support. Vangie and Kara have been working this issue hard and have already been in contact with our local police, UTSA college staff, and SA City Code Compliance-we're now getting results!
- Conduct cost-effective analysis of procuring security cameras for key subdivision entryways and community park area.
- Initiate action to reduce speed near community park-project for Traffic Committee
- Future traffic congestion-due to development of new subdivision-and current road repair and lighting conditions on Woller Rd. We will be working with the Woller Creek Subd. Board to address this issue.
- Sidewalk repair on corner of Corian Park and



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Beacon Park-project for Traffic Committee

- Community inspections by ProComm and correction procedures

Establish Committees:

- Architectural Control Committee
- Social Committee
- COP
- Newsletter Committee
- Traffic Committee

Since our initial planning session, we have held four other planning sessions and one meeting with ProComm Management. The topics and results of those meetings will be posted on our web site: <http://www.neighborhoodlink.com/sat/hc2/>

FACILITY TAG REGISTRATION AND POOL OPENING

Facility Registration Forms for 2008 are in the mail. Facility tags will be issued only to owners who have paid their assessment and by Tenants (renters) of residences where the owner has paid their assessment. Renters must bring proof of residency (current utility bill) and a state issued picture ID along with the mailed registration form. Registration will take place at the pool on the following dates and times:



Saturday, April 26: Noon to 3:00 p.m.

Sunday, April 27: Noon to 3:00 p.m.

Saturday, May 3: Noon to 3:00 p.m.

Saturday, May 4: Noon to 3:00 p.m.

The pool is scheduled to be opened on May 10, 2008. The hours of operation are:

Starting May 10th:

Saturdays: 12:00 noon to 9:00 p.m.

Sundays: 12:00 noon to 8:00 p.m.

Monday thru Friday: Closed

Starting June 7th:

Tuesday thru Sunday: 12:00 noon to 9:00 p.m.

Mondays: Closed for required maintenance

Official Closing date will be determined by the 2008 – 2009 NISD School Calendar and announced at a later date.

Pool and pavilion reservation procedures are being streamlined to provide members with an easier system. Until these procedures are completely revised, please continue to contact ProComm Management to make your reservations. Once completed, the new procedures will be posted on our web site, at the pool and pavilion, and in our next newsletter. Although homeowners may continue to have four guests per household accompany them to use the pool, there will be a \$2.00 charge for the fifth and each additional person thereafter. Association tags can not be loaned to non-association members!

NEIGHBORHOOD IMPROVEMENT



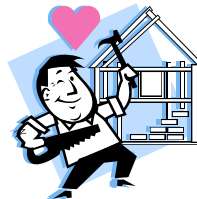
One of the most important reasons for having a homeowners association is to protect the investment each of us has made in purchasing our homes. I am certain we all want to live in a community where our property value continues to increase, where it is safe and secure for our children and ourselves to play and walk, where we can relax from a hard day of work, and enjoy the friendship and company of our fellow neighbors. Unfortunately, a community like this is hard to achieve without the support and willingness of homeowners to be proactive in their community. However, it does not take much to accomplish if we can do a few simple things: (1) take pride in your home and keep up with the maintenance, especially the exterior; (2) get to know your neighbors and respect their right for privacy and quiet hours; and (3) work with your neighbors to watch each others property and report suspicious activity to the police department. So, let us come together as a community, raise the value of our homes, and improve the quality of life for everyone.

We have addressed the degrading appearance of our neighborhood with ProComm Management and they have assured us that they will conduct their inspections as required. The BOD will review the violations and ensure follow-up action is completed as necessary. We have also noted some homeowners who have invested a lot of time and money in their property's appearance. The BOD is trying to find ways, once again, to reward homeowners who go beyond what is expected of them. For now, please accept our sincere appreciation for your hard work, which positively affects (\$\$\$) our community.

ARCHITECTURAL CONTROL

We understand that Architectural Control can be a frustrating and objectionable issue for most homeowners. It is, however, one of the most important aspects of Deed Restricted communities, which is designed to maintain property value for the entire community. By visiting different neighborhoods throughout San Antonio, it is not hard to see which communities have an architectural control system in effect.

Our Declaration of Protective Covenants state that "No building or improvement of any character, except those constructed by the developer as a portion of the original construction on each lot shall be erected placed, added to or altered on any lot affected hereby until building plans and specifications and a site plan showing the location of the proposed structure or structures have been submitted to



and approved by the [Association] as being in compliance with these restrictions as to use, quality of workmanship and materials, harmony of external design and external colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines."

A new Architectural Control Committee (ACC) is being formed and will be working hard to streamline procedures to prevent unnecessary delays in your requests. One of several ideas includes having request forms available for download on our community's web site and at the pool during normal operating hours. Until then, please continue to contact ProComm to initiate your requests and received required forms.

SECURITY TIPS



Lighting: Thieves and vandals prefer to work in the dark. Keeping your porch and garage lights (if installed) off during hours of darkness will save you a few dollars at the end of the month, but could

end up costing you a lot more money in the long run. Paying out your insurance deductible on an average property theft tends to be higher than your annual electricity cost for one to three additional lights left on during the hours of darkness. Then, if you factor in your frustration for having to deal with the insurance company, police reports, and the replacement or repair of your property, those additional lights may be worth the extra money each month. Here are a few other things to consider:

Bushes/Shrubs: Large bushes and shrubs close to windows and doors are great places for thieves, vandals, and "Peeping Toms" to hide during hours of darkness. If your intent is to increase privacy, you are better off investing in good curtains and blinds.

Solar screens: are great at reducing the amount of heat that penetrates through your windows; but some types (brands) have a downside as well. During day light hours, these screens allow you to easily see outside your home and make it difficult to see

inside while standing outside. The opposite is true during hours of darkness. If you are standing in a well-lit room, it may be difficult to see what is outside; however, it is much easier to see the inside of the house from the outside.

Entry door deadbolts: Most every home has at least one deadbolt for each exterior door. However, some contractors and home owners fail to mount the deadbolt "strike plate" to the door jamb with at least a 2 1/2" to 3" screw. Long screws are used to mount deadbolt strike plates to the door jamb and interior wall stud. Short screws are normally used to mount door knob strike plates to only the door jamb. Kicking a door in will easily break the door jamb if you use short screws. However, it is extremely difficult to break the door jamb and pull two long screws out of the interior wall stud. In fact, it's a good idea to use long screws on both door knob and deadbolt strike plates.



I would also like to mention something important about the type of deadbolt you may be using or intend to purchase. There are two basic types of deadbolts used today: one type is activated by turning a handle—knob—while the other type requires a key. There is controversy over which type is bet-

ter. Proponents of the key-activated locks claim that burglars can gain entry through a window but can not leave through the door with large items unless they have, or find, a key. Personally, I do not recommend this type of deadbolt for the following reasons: You should avoid confrontation with anyone who has broken into your home. It is better to lose some valuables than to trap a criminal who may try anything to avoid capture. Additionally, you want to be able to quickly exit your home in case of a fire; trying to locate a door key in a smoke filled room maybe impossible. Your only escape would be through a window, if it's not equipped with security bars. I know one person that has an inside keyed deadbolt and keeps the key on a hook next to the door in case of such emergencies—so what is the purpose of using this type of deadbolt? The knob or handle operated deadbolt is the type I recommend. It may allow thieves to quickly exit your home, but at least you can also quickly escape in case of a fire or have misplaced your house key—now where did my two-year old put those keys? One way to keep those small kids from playing with the deadbolt and straying outside is to install an additional chain lock at the top of the door where they are unable to reach it.

ZERO-LOT LINE AND SHARED FENCE ISSUES

Zero-lot line properties pose unique problems that require adjoining neighbors to work closely together to maintain their homes. There have been some complaints about neighbors who plant bushes and trees along the exterior side of the concerned homeowner. Bushes provide prime living quarters for destructive insects, to include termites and carpenter ants. Branches also scrape the paint, leading to unprotected siding and rot. Growing tree roots will slowly damage foundations and cause interior wall cracks. Tree limbs are notorious for damaging shingles, and if not properly maintained, may crash down on top of houses during strong winds. Repair costs associated with these issues can be quite extensive and should not be burdened by the concerned homeowner. Civil litigation has already been taken against some unresponsive homeowners who were responsible for the damage of their neighbor's home. Bottom line: please be

responsible and avoid unnecessary confrontations, damages, enforcement actions, and possible civil litigation.

Property line fencing is commonly referred to as a "community fence." Community fencing are sections of fence that run along the side and rear of homes of two or more adjoining neighbors. The maintenance of these fences is the responsibility of each shared neighbor. Fencing that faces (runs parallel) to the street are the responsibility of individual homeowners. Coordination and approval between neighbors is necessary before any repairs or changes are made. In addition, ensure you receive ACC approval before erecting any new fence or applying stain/paint (to ensure use of appropriate colors—no black or "fire engine" red fences, for example). If replacing wood fence planking, you may want to spend a little more and use cedar planks...they will last a lot longer than what you currently have.

CELLULAR ON PATROL (C.O.P.) NEWS

Residents of Hunters Chase 2 have been very pro-active in dealing with the recent happenings in our neighborhood! In these times of "changes" and our city's continued growth, it is inevitable that we will have more out of town people moving into the area. Some changes are good and others may cause us to listen and watch carefully to *who* is driving through our streets and *what* they are doing. Without naming specifics, our neighborhood C.O.P. program has been very active in curtailing/reducing some of this *negative* activity. We still need you to become pro-active to keep our neighborhood a safe environment where families can grow and play. We simply need your *eyes and ears*. Please refer to the Hunters Chase 2 neighborhood link on the internet to talk to your board members and join the C.O.P. where we can all make a difference!!!



COMMUNITY INVOLVEMENT



Strong, effective communities need its members to be involved. Several members have requested various activities, but we need volunteers to plan and coordinate these activities. Another one of our goals is to have activities for all ages. We realize this requires your precious time, which is al-

ready divided between family, work, faith-based activities, and other community activities. However, even if you can help with one item, for one time, your time will be greatly appreciated. The HC2 Homeowners Association has several committees that need help. These committees are the Social Committee, the Welcome Committee; the Volunteer Committee; the Architectural Control Committee (ACC); Cellular On Patrol Committee (COP); Traffic Committee; and Newsletter Committee.

If you would like to become a committee volunteer or participate in community activities, please feel free to e-mail us at: hc2board@yahoo.com or talk with us when you register for your facility tags on the scheduled dates. We need your support!

PET CONTROL

This seems to be a hot topic! We love our pets, and most would agree that raising pets instill values in our children such as caring and compassion. But pets can be the source for the most complaints and disagreements among neighbors (thank goodness pets do not write graffiti.). Dogs bark when they play, to get attention, or to alert their owners and other dogs. (Dog owners should pay attention to barking dogs, especially at night.) Barking dogs can be annoying, especially to neighbors who work other than day shift. Dogs can be trained to bark less often, but the owners must spend time to train them. Here are some useful tips:



Use an ultrasound bark control device to train your dog to bark less. This device produces an irritating sound that only dogs can hear when they bark and can be adjusted according to the number of times a dog barks. Do not leave this device on constantly. Dogs may learn to ignore it.

Lastly, keep your dog primarily indoors if it is a constant barker, especially at night. Outside play is important, but so is our sleep.

ASSOCIATION FEES



Annual fees are due each January as mandated by our Declaration of Protective Covenants. We understand the hardship this may impose on homeowners since we are all recovering from the added expenses associated with the Christmas season. We are considering ways to push the due date to either March, April, or May. April's tax time can bring relief to some while it can also be costly to others. Finding the right time to collect annual fees will not be an easy task without upsetting some and satisfying others. Our goal is to provide better payment options and methods for the entire community. Some collection methods include on-line payment, credit cards, and short-length installments. We will continue to keep you posted as we work through this issue.

We do have delinquent homeowners who are either on payment plans, have liens against their homes, or are pending legal action. All legal fees and costs associated with the collection of delinquent accounts are initially paid by the Association, but are charged to the homeowner and collected either through monthly payments or upon sale of the property. The Board of Directors want to work with homeowners at the earliest opportunity to prevent costly legal fees that are, at a minimum, more than the annual fee on the first intervention. If you encounter a hardship that prevents you from paying on time, please contact us through ProComm to set up a payment plan and alleviate the "legal man." We want to help!

Hunters Chase II

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