

# GREENSHIRE GAZETTE

Volume 13, Issue 3

Third Quarter 2008

## ANNUAL MEETING

If attendance is a measure, our 2008 annual meeting was a big success. Roughly 75 GHOA members packed the meeting room at the Schertz Civic Center this year. At least part of the incentive to attend was the over 100 door prizes contributed by local businesses. We take this opportunity to acknowledge their generosity (in alphabetical order):

- Bradzoil: 1190 Borgfeld Road, Schertz
- Bucket Brigade BBQ: 18770 FM 2252, Garden Ridge
- Chick-Fil-A: The Forum, Selma
- Cici's Pizza: The Forum, Selma
- Express Care: 3901 FM 3009, Schertz
- Figlios Pizzeria: 18816 FM 2252, Garden Ridge
- Greenshire Welcome Committee
- H<sub>2</sub> Auto Laser Wash: 3901 FM 3009, Schertz
- HEB: IH 35 and FM 3009, Schertz
- Hooters: 15412 IH 35N, Selma
- Little Caesars Pizza: FM 3009 at Savannah, Schertz
- Milberger Nursery: 3920 N Loop 1604 East, San Antonio
- Papa John's Pizza: 790 FM 3009, Schertz
- Tom Messick, Pianist: Greenshire resident
- Wild Birds Unlimited: 3820 FM 3009, Schertz

And a very special thanks to Kayleigh Dilworth and Sean Flanagan for assisting with matching door prizes to the winners!!!

Thanks to all from the GHOA!!!!

## The Wall

One of the striking features of Greenshire is the series of brick walls that line Woodland Oaks Drive, and parts of FM 3009 and Green Valley Road. These structures were constructed under the auspices of three different developers: Mark Vaughan of Vaughan Homes; Brad Galo of Laredo Greenshire; and KB Homes.

Unfortunately for all of us, and maybe even more significantly to some, numerous portions of the wall system, primarily the sections constructed by Laredo Greenshire, have not stood the test of time. Splits between tiers of brick and lower tier collapses have occurred, resulting in major to minor structural damage. The first examples of this deterioration appeared some six ago and have accelerated ever since.

We on the GHOA Board, in reviewing the Restated Declaration of Covenants Conditions and Restrictions for Greenshire, dated November 2, 1987, previously determined that Greenshire members who owned

*(Continued on page 3)*

## President's Message

Our association annual meeting, in terms of interest and attendance, was probably our most satisfying annual meeting. On behalf of the Board, I make note and send our appreciation to:

- ✓ Nancy Workman, who for this and the past four years has beat the bushes in and around Schertz soliciting donations for the myriad door prizes.
- ✓ Sherrie Sharp for her enthusiastic leadership of the Welcoming Committee and for volunteering to succeed Nancy in the door prize quest.
- ✓ Dee and Shelly McGee for their continual support and their administration of the election.
- ✓ Officer Zac Douglas of the Schertz Animal Control and Sam Willoughby, Director of Public Works for the city of Schertz, for their presentations at the Annual Meeting.
- ✓ Wayne Whisenhunt and colleagues for generating an unprecedented interest in the annual meeting. It was great to see an all-time attendance record. I hope that interest is sustained and our hard working volunteer committees can get some help in carrying out their vital functions and the Board can get information and assistance to perform our duties.

I again urge the entire association to take on the responsibility of membership. By that, I mean everyone understanding and complying with the Declaration and being ready to assist their neighbors in doing the same. This will take some study in many cases and may take getting to know those who live near you so you are not uncomfortable in helping them understand. I believe this is part of really being a good citizen and member of the community. Don't rely on "somebody else" or those "who run the association". Each of us is "the association". Step up and wear a smile.

**PLEASE TAKE THE TIME TO READ THE ARTICLE ENTITLED "THE WALL" IN THIS ISSUE OF THE GAZETTE. IT IS AN IMPORTANT ISSUE TO THE ENTIRE ASSOCIATION.**

Thanks

*Bob Pond*

## Greenshires Gazette To Go Electronic

In an effort to better inform Greenshires HOA members of changes and events within the community, the GHOA Board of Directors wants to take advantage of the electronic age in getting the word out. How will they do it? The Board is asking all Greenshires HOA members to submit their email address to

**[greenshiresgazette@sbcglobal.net](mailto:greenshiresgazette@sbcglobal.net)**

which will be used in getting the Greenshires Gazette and other general information to you in time for it to be useful. An abbreviated version of the Gazette will continue to be printed and delivered to your door for the next few issues.

Additionally, the Gazette e-mail listing may be used to get out time sensitive information on items such as planned utility outages, construction within the community which might impact your travel, or perhaps security concerns such as a rash of break-ins.

The Board is well aware of your email security concerns and you can rest assured, your email address will not be released to any third party. All email correspondence will go out under the BCC (blind copy) delivery so that your email address is never seen by other recipients. You can also be assured, this system will not be used for such things as "overdue dues reminders" or "individual covenants violations".

For those wanting more in-depth information about the Greenshires Home Owners Association, check out our "Neighborhood Link" which can be accessed at:

**<http://www.neighborhoodlink.com/schertz/ghoa>**

Although this is a completely voluntary program, we hope you will feel the need to participate and stay informed of your community activities. Education and awareness are key to building a great community and they are key to ensure your Board is working for you.

Please send an e-mail to

**[greenshiresgazette@sbcglobal.net](mailto:greenshiresgazette@sbcglobal.net)**

and request that you be added to the electronic distribution. You may request that your name be removed at any time.

(Continued from page 1)

homes that backed up to the walls, were responsible for the maintenance of those walls, since we believed the structures were on their property. Our Covenants do require the GHOA, as a body, to maintain common areas listed in that document. The brick walls were not referenced.

Over those six plus years, several sections of the brick wall have been repaired at the home owner's expense: some completed expertly, some not so well done.

Earlier this year, our Covenants committee, with the approval of the Board, issued compliance letters to those homeowners whose backyard walls needed maintenance. We attempted to find contractors who would perform satisfactorily and would perhaps provide reduced fees based a large volume of work. This has met with mixed results. To say the least, it is an expensive undertaking.

### THE OTHER SIDE OF THE STORY

The decision of the Board was not viewed favorably by a large group of homeowners who received compliance letters or who own homes on the walls. A special meetings was held in late May to address the issue. In attendance were the GHOA Board and Covenants Committee Chair, the GHOA attorney, and a large group of affected homeowners.

To summarize succinctly, some of our GHOA members felt that since the brick wall is a large part of the aesthetics and allure of the Greenshore community and since the wall was built by developers on "non-access easements" prior to any homes being built, and since the GHOA Architectural Review Committee would have to approve a homeowner's request to make a change to the wall, and since maintenance is a very expensive proposition for any single homeowner, that its maintenance should be shared by the entire association. Further, although not listed among the common areas in the Declaration, i.e. those areas for which the Association has maintenance responsibility, it should be considered in that manner due to the benefits derived throughout the subdivision. The wall was clearly put in as an enhancement for the entire neighborhood.

At issue, to a large extent and probably crucial, is just who owns the wall. Do individuals own the sections behind their homes? Does the city, who required major portions be constructed, own it? Is there legal recourse against the developer(s) who built the walls? Or does somehow the GHOA have title, implicit or explicit? Once this issue has been resolved, legally, if not in any

other manner, moving toward the proper disposition of the turmoil may be possible.

The next meeting of the Board of Directors will be August 28 at the GVEC conference room. All Greenshore residents are welcomed to attend.



## LANDSCAPE NEWS

Greenshore is looking great! Thanks to all neighbors who take the time to care for their yards. It has been a hot long summer.

Greenbelt cleanup is set for August: Green Grass is scheduled to clean out the dry creek bed and mow the meadow area by the bridge at Woodland Oaks Dr. the second week in August. GG Irrigation Dept is installing a new controller at the East entry. This will increase the amount of water pressure and help our new plants get established. We are looking for enthusiastic Greenshore resident who has an interest in sharing ideas and helping with the Landscape committee. Please Volunteer! No Pay! Positions to fill: Write articles for Gazette, Plan L & G budget for 2009, follow-up with Green Grass, Inc., attend monthly meeting at GVEC, communicate with Board and answer phone calls from delightful friendly residents that never complain. No green thumbs required!

Thank you, Susan Fitzgerald 658-5427

## COVENANT CORNER

**Question:** Can homeowners plant anything in the Greenbelt?



**Answer:** By Article 2, para 2.02c; no. However, if a Greenshore resident has excess plants or trees due to landscaping projects, the best thing to do is contact Suzy Fitzgerald, Landscaping Chairperson. She can determine if the tree/plant is appropriate for the Greenbelt, and coordinate with the landscape contractors to not mow over new plantings she has approved.

FYI: There are also FEMA and city requirements pertaining to the Greenbelt and our HOA is responsible for adhering to these rules. The Landscape Committee and the Architectural Review Committee work together to ensure Greenshore adheres to all the rules.

Have questions for the Covenants Committee? Email Jinjer LeVan at [ghoacovenants@sbcglobal.net](mailto:ghoacovenants@sbcglobal.net).

## Greenshires HOA Representatives

### Board of Directors

|  |          |
|--|----------|
| <b>President</b> Bob Pond                | 658-4085 |
| <b>Vice President</b> Ken Thompson       | 659-8473 |
| <b>Secretary</b> Jim LeVan               | 658-5237 |
| <b>Budget &amp; Finance</b> Scott Harrod | 658-3417 |
| <b>ARC Chair Member at Large</b>         |          |
| David Richmond                           | 658-8529 |

### Community Manager

|                                    |          |
|------------------------------------|----------|
| Dee J. McGee, PCAM, MMRI           | 735-8181 |
| Greenshires Homeowners Association |          |
| Post Office Box 100431             |          |
| San Antonio, Texas 78201           |          |

If you are a new homeowner and have not received information from the Association, give Dee a call.

### Committees

#### Covenants

|                             |          |
|-----------------------------|----------|
| Jinjer LeVan                | 658-5237 |
| GHOACovenants@sbcglobal.net |          |

#### Communications/Editor

|                |          |
|----------------|----------|
| Martha Hefling | 566-7490 |
|----------------|----------|

#### Finance & Budget

|           |          |
|-----------|----------|
| Jim LeVan | 658-5237 |
|-----------|----------|

#### Landscaping & Grounds

|                 |          |
|-----------------|----------|
| Suzy Fitzgerald | 658-5427 |
|-----------------|----------|

#### Welcome

|               |          |
|---------------|----------|
| Sherrie Sharp | 866-8408 |
|---------------|----------|

#### Holiday Decorations

|              |  |
|--------------|--|
| Greg Rowland |  |
|--------------|--|

#### Community Web Page

|                          |  |
|--------------------------|--|
| www.neighborhoodlink.com |  |
| Neighborhood Link        |  |
| San Antonio 78154        |  |

### Block Captains (Gazette Delivery)

#### The Woods

|              |          |
|--------------|----------|
| Jinjer LeVan | 658-5237 |
|--------------|----------|

#### The Oaks

|              |          |
|--------------|----------|
| Dan Mullinix | 659-0092 |
|--------------|----------|

#### The Hills

|              |          |
|--------------|----------|
| Nancy Riojas | 658-6184 |
| Inga Turpin  | 566-5737 |

#### The Park

|               |          |
|---------------|----------|
| George Aldana | 566-4622 |
| Amanda Hanson |          |
| Cindy Salas   | 659-7337 |
| Diane Tritley | 566-1266 |

#### The Ridge

|             |          |
|-------------|----------|
| Robin Titus | 945-4700 |
|-------------|----------|

#### The Emeralds

|                        |          |
|------------------------|----------|
| Bob Cook               | 566-4881 |
| Ken Mitschke           |          |
| Carlos & Maria Pumarol | 659-2650 |

#### The Meadows

|                      |          |
|----------------------|----------|
| Rod McIntyre         | 659-0007 |
| Steve & Alice Valdez | 659-3476 |
| Randy Putz           | 566-2940 |
| Steve White          | 872-0859 |

#### Greenshires Drive and The Estates

|                       |          |
|-----------------------|----------|
| Mike & Leanne Carroll | 566-2812 |
|-----------------------|----------|

## Yard of the Month – June/July 2008

June and July were mostly dry and hot and most gardeners would agree it was a difficult time for growing colorful flowers in our yards. My wife's petunias burnt up in the heat and until the recent rains from Hurricane Dolly, her Impatiens were struggling and flowering little. But the rain has been great for our flowers and lawns.

Some beautiful yards were honored in June and July so far this year. June Yard-of-the-Month was 1612 Dogwood Lane. 1st Runner-up was 2912 Candleberry and 2<sup>nd</sup> Runner-up was 2912 Lotus Park. July Yard-of-the-month was 2832 Wild Cherry. 1<sup>st</sup> Runner-up was 1620 Jasmine and 2<sup>nd</sup> Runner-up was 2851 Pond Apple.

The Landscape Committee and Garden Club recognize the hard work, creativity and pride that Greenshires homeowners put into their property. There are three more months in 2008 to compete and have your lawn recognized for your hard work. We judge using a 5-point scale for each of the three categories of Lawn/groundcover, Color, and Creativity. Yard of the Month receives a \$50 gift certificate, 1<sup>st</sup> Runner-up receives a \$30 gift certificate and 2<sup>nd</sup> Runner-up receives a \$20 gift certificate. Winners have their choice of gift certificates from Schultz's nursery in Marion or the Wild Birds Unlimited store in Schertz. Look for the Yard-of-the-Month signs in your neighbor's lawns and pick up some ideas for your own winning strategy. If you would like to recognize the hard work of a neighbor or think your yard is deserving of recognition, please email me at [green-shire@sbcglobal.net](mailto:green-shire@sbcglobal.net) with the address and why you think the yard should be nominated. I only received one email nomination this year and that house won first place! If you would like to help judge, you can also email me and volunteer. Any help is welcomed!

Dan Mullinix

## Greenshires Homeowners Association Board Meetings

The Board meets the fourth Thursday of each month, except May, November, and December, at the GVEC Conference room. Starting time is 7:00 p.m.

August 28                      September 25                      October 23

Please come join us.

To submit news or a request to be added to the electronic distribution of the Gazette to:  
[green-shire@sbcglobal.net](mailto:green-shire@sbcglobal.net)

The Communications Committee reserves the right to edit all submitted materials and to exclude or include information at will.