



Our Community and Our Pride

**Fairways at Scenic Hills HOA Newsletter
Schertz, TX**

Web Site: home.satx.rr.com/fairwaysscenic

Homeowners Association Status

The HOA has now been under the control of the home owners for approximately six months and hopefully you are seeing improvements for our community. We will try and get a newsletter out to you, usually at your door or via email, prior to or immediately following important HOA or City events.

On July 1 Spectrum Association Management was hired to assist with the management of our HOA. In early July you should have received a welcome letter from Spectrum with information about their web site and services. You can also get to that information from our website at the internet address at the top of this newsletter.

We strongly encourage each of you with internet access to get familiar with the web site and the important information available to you.

The Fairways at Scenic Hills HOA
% Spectrum Association Management
1000 Central Parkway North, #270
San Antonio, TX 78232

After Hours Emergency

If there is an after hours HOA related emergency please call our 24 hour emergency answering service at **866-902-9730**.

**Volume 1, Issue 2
September 1,
2008**

Schertz Phone Numbers:

- City Manager = 210.619.1000
- City Secretary = 210.619.1030
- Fire Dept. = 210.619.1300
- Police Dept. = 210.619.1200
- EMS = 210.619.1400
- General Services = 210.619.1530
- Municipal Court = 210.619.1500
- Utility Billing = 210.619.1100
- Public Works = 210.619.1800



Schertz Fest (formerly the ALS Party in the Park) runs September 25 - 27, 2008

Three days of the Carnival, performances, dancers, food, vendors, and more. Then, get ready for three nights of live music with Rock (9/25), Tejano (9/26), and Country music (9/27).

Forced Mowing

What is it?

We have an issue in our community with the number of lawns not being maintained. According to Article X, Section 17, of the DCCRs the Association can go in and maintain a yard if the correction is not done within a 10-day period after notification. If a resident who has received a lawn maintenance violation does not correct the problem within a 10 day period the HOA will have the lawn maintenance performed and invoice the homeowner for the cost. This will begin October 1st, PLEASE maintain your lawn including weeds!!

NOVEMBER 4, 2008 ELECTIONS

REMEMBER to vote on November 4th, your one vote CAN make a difference not only in the Presidential election but in our local and state elections. The local (City of Schertz) elections many times have issues or candidates that impact us in our daily lives as much as the National issues may. In 1846 one Senate vote decided whether to declare war on Mexico (which resulted in California becoming a US territory). That Indiana Senator was elected by ONE vote in 1843. That one original vote made the difference in what the United States western states would or would not be.

RESIDENT INFORMATION FORM

PLEASE FILL OUT THE RESIDENT INFORMATION FORM, ON LAST PAGE OR FROM OUR WEB SITE AND EITHER EMAIL IT TO US AT:

FAIRWAYSSCENICHOA@GMAIL.COM

OR SEND VIA THE US POSTAL SERVICE TO FAIRWAYS AT SCENIC HILLS HOA, %BOB WERAB, 2186 JACKSON KELLER, #907, SAN ANTONIO, TX 78213.

THIS WILL MAKE IT EASIER FOR YOU TO HEAR FROM US PARTICULARLY IF YOU USE EMAIL.

City of Schertz Ordinances:

All City of Schertz Ordinances can be found at
<http://www.municode.com/resources/gateway.asp?pid=13783>

Neighborhoodly Reminders!!

There are several VERY important reminders for ALL of our residents for the SAFETY of OUR children and each other as well as for maintaining the integrity and views of our community.



1. Alarm permits from City of Schertz are required if you have an alarm system that is monitored by a company or with auto dial to either the City Police or Fire Departments. City web site for alarm information is at http://www.schertz.com/p_permits.html.
 2. There is a City of Schertz ordinance requiring ALL pets to be on a leash or fenced in. They can not be left to roam the neighborhood at will. Animal control may be called and your family pet could end up in a shelter! Worse yet there may be dangerous items they can get into such as anti-freeze, rodent poison, fertilizers or other material.
 3. The elections will be upon us shortly. **IT IS IMPORTANT THAT ALL RESIDENTS VOTE**. Reminder you are a citizen of the City of Schertz, as well as either Comal or Guadalupe counties which may require you to vote in two locations. Please check the City, County or State web sites to determine exactly where and when you can vote. Each of these web sites are accessible from our web site at home.satx.rr.com/fairwaysscenic.
 4. With the elections nearing it is important that everyone understand and adhere to the sign restrictions in our community. Only signs permitted in your yard are (1) For Sale or For Rent/Lease, or (2) ONE political sign per candidate or issue. Political signs can only be up 90 days before and 10 days after election. NO sign can be larger than six (6) square feet.
 5. The speed limit for ALL of our streets is 20 MPH. For the safety of our children, and all of us, please obey the speed limit. We have been in communication with the City regarding the speeding problems on Columbia and Pebble Beach. We may request speed humps on Columbia in the future. A survey would be done by the City and if the traffic flow is 500 cars per day then speed humps can be considered. The City Police Department will be watching for speeders and violation of other ordinances regarding traffic safety.
 6. Architectural Control Committee (ACC) operates as an independent arm of the HOA. It is a requirement of the DCCRs that ALL exterior improvements to your home be approved by the ACC PRIOR to any improvements being made. If you have made improvements and they have not been approved by the ACC, you may be at risk of being requested to remove those improvements. PLEASE notify the ACC of ALL exterior improvements, PAST or FUTURE, via the Spectrum web site. The majority of requests are approved quickly, so be in compliance and file!
 7. Please keep your lawn neatly trimmed, including any weeds in the strip between the sidewalk and street. If you do not keep up with lawn care you WILL receive a violation notice from Spectrum. If the problem is not solved, within the stated time frame, an outside service may be used to solve the problem and you will be billed for the service, as provided for in the DCCRs. If legal action is required you will be responsible for all legal costs. This is the "forced mowing policy" which will begin on October 1, 2008.
 8. Do not place trash out in front of your home sooner than 24 hours before trash pickup (Wednesday AM) and please remove your trash can and recycle bin as soon as possible on Wednesday. Trash cans when stored should not be visible from the street. Storage of items (trash, basketball hoops, etc) at the front of a home is not permitted. They must be at least 5 feet from the front of the house and on the side of the house, in the back of the house, or in the garage.
 9. Per the HOA DCCRs there is no parking of boats, travel trailers, utility trailers, or any unauthorized vehicle in driveways or yards for any length of time. You can park them in the street, attached to their towing vehicle, but ONLY for 48 hours per Schertz City Ordinance. All vehicles in driveways must be operable and in working condition. Check our DCCRs for details and the City of Schertz ordinance for parking details. Don't get a ticket.
 10. HOA dues are due upon receipt and can be paid on-line. If not paid legal action may be taken.
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***** Dallisgrass *****

IDENTIFICATION AND LIFE CYCLE

Dallisgrass is a coarse-textured grass that grows in a clump and slowly increases in diameter as its shallow, underground stems (short rhizomes) grow outward. The rhizomes have short internodes (the length of stem between the joints) that look like concentric rings on its surface. The presence of these distinctive rhizomes is a good way to distinguish dallisgrass from other common clumping grasses in lawns, such as crabgrass. As the clump matures, the center may die and a different grass or weed may be growing in its center.



MANAGEMENT

A major component of dallisgrass management is preventing establishment of new plants. In home landscapes, removing young plants by digging them out before they form rhizomes or set seed is the best strategy for control. Mature plants can also be dug out, but they sometimes grow back if rhizomes are left behind. In professionally managed turfgrass areas, prevention is an important component in managing this weed. When dallisgrass is abundant or the plants are located over a large area, it may be necessary to supplement cultural practices with herbicides.

Prevention

Dallisgrass can be introduced into lawn areas with new turfgrass seed or sod, but often the seed is introduced on mowers that have been used in contaminated sites and then moved to weed-free sites. Cleaning a mower after mowing a contaminated site should reduce the chance of invasion into new areas. Inspect sod before taking delivery to make sure dallisgrass is not present. Don't use soil from dallisgrass-contaminated areas to repair low or bare spots in lawns. In dallisgrass infested areas delay or minimize the amount of aeration performed on the turfgrass in spring when new seedlings germinate to avoid small open areas where dallisgrass plants might become established.

Cultural Control

Because dallisgrass is a perennial plant, persistence is required to kill it. In lawn areas the clumps can be removed by digging. Mowing the turfgrass will not remove dallisgrass, but when turfgrass is mowed at its optimum height, it is better able to resist an invasion of this weed.

***** City of Schertz Proposed Tax Increase Hearings *****

The City of Schertz will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.79 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Chapter 26, Tax Code). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on September 2, 2008 at 6:30 PM at Council Chambers, City Hall, 1400 Schertz Parkway Building #4, Schertz, Texas.

Details can be found at the City web site: http://www.schertz.com/d_city_notices_detail.php?nID=37

Spectrum Association Management

Remember that the Spectrum web site <http://www.spectrumam.com/> is there for your convenience. You can perform a number of tasks on that site, once you register with your home address. Registration can be done at http://www.spectrumam.com/index_register.htm. Some of the services provided directly on the Spectrum web site are:

- Payment of your annual HOA dues via <http://www.spectrumam.com/payyourdues.htm>
- Submit a ACC request for exterior improvements via http://www.spectrumam.com/forms_improvement.html
- Report a violation in our community via <http://www.spectrumam.com/reportit.htm>

***The Fairways at Scenic Hills HOA
Resident Information Form***

The information provided by you on this form will ONLY be used by the Officers of the HOA. At no time will this information be disclosed to any third parties, including but not limited to builders, developers, contractors, sales personnel or other HOA's.

Name _____

Street Address:

Own _____ **or Rent** _____

Phone numbers for contact:

Cell: _____

Home: _____

Email address:

How would you like to be contacted regarding HOA matters? Check all or none as applicable.

Phone _____ **cell/home/both** _____

Email: _____

US Mail: _____

Please knock on my door _____

**Select lines above, copy and paste into your email, enter data and
send:**

Send form via email to fairwaysscenichoa@gmail.com or US mail to Fairways at Scenic Hills, Attn: Bob Werab, 2186 Jackson Keller #907, San Antonio, TX 78213.

THANK YOU!!!!