



## DOVE MEADOWS-THE NEWSLETTER

"Your news in your neighborhood"

Volume 7 Issue 3

DECEMBER ISSUE

### A letter from your President...

*It has been an interesting and successful year thus far, one that I am very proud of. Many people have put in outstanding efforts and many changes were made to improve the value and appeal of living in Dove Meadows. This being the years-end; I would like to highlight some of these changes and acknowledge some of the individuals.*

*Last year, at the resident's request, the Board approved to move the due date of the annual assessments to try to ease the burden of paying it just after the holiday season. We implemented phase I of the change at the beginning of the year and phase II was completed in May. I know this caused some confusion for some, but going forward your assessments will be due by May 30<sup>th</sup> of each year.*

*We contracted with a new pool service company and implemented a "swim at your own risk" policy. This approach allowed us to increase the length of the swimming season and make the pool available for more hours per day. We were also fortunate enough to have one of our residents, John Quick, who was hired by the pool contractor, to work as our pool attendant. John went above and beyond to ensure things were pleasant and ran smoothly and we can only hope he will return next year.*

*Our Recreational Committee, lead by Chairperson PJ Henderson, was instrumental in cleaning up the pool and common area and making it an inviting place to gather. They erected donated gazebos, painted and did general repairs, and installed a security camera system at the pool. They installed new picnic tables, BBQ pits, and lighting at the common area. We also had the basketball court repainted and had the parking lot repainted and sealed. PJ has done a tremendous job!*

*Our entrances look better than they have in quite some time but they are not near where they should be. We have recently contracted with Tru Green to provide our landscaping services, after many issues arose with our previous contractor. We now have a functioning Landscaping Committee, lead by Chairperson Gene Basler, and even had many of their members working on our entrances one weekend last month. More dates for volunteer work will be scheduled. We have also recently resurrected the Neighborhood Watch Committee thanks to Susie Basler volunteering to Chair. Their first meeting was a success and we are well on our way to having a block captain for each street. Perhaps this year we will see a National Night Out event at the recreation area on the scale we had a few years ago!*

*We now have a full Board of Directors as well thanks to new members Belinda Orta and Janice Modesette. I would like to also acknowledge the efforts of our Board Secretary Mark Taylor, who has been invaluable in keeping things moving forward, particularly as of late; and to Dennis Hohn who has been steadfast in his role on the Board. I would be remiss if I did not express my gratitude for past member of the Board, City Councilman Tony Wilenchik for his time on the Board and ongoing involvement as well.*

*I am very pleased to be serving amongst the Board members and the volunteers of Dove Meadows. I sincerely say thank you to all of them. They are a special group of people and I hope you appreciate their efforts as much as I.*

*In the coming year, some of our objectives are to do some needed repairs to the pool gazebo, get electrical power to the park pavilion, clean up and install base paths for the ball field and continue to improve the entrances. We are also doing a feasibility study to see if we can install some sort of playscape in the recreation area and are actively seeking recommendations on how to utilize the lot at the entrance to phase 2 off of Borgfeld owned by the association. If any one has other suggestions please let us know.*

*I look forward to next year and hope to meet more of you who may have some time to give, and who would like to become more involved in improving our neighborhood.*

*On behalf of the Board of Directors, may you all have a safe and wonderful Holiday Season.*

Sincerely,

James M. Bowman  
President  
Dove Meadows Community Improvement Association



#### Special points of interest:

- *City of Schertz set population at 31,788 in July of 2007 and is named Best City to in Texas!*
- *This year Dove Meadows will have a Holiday Lighting Contest! Prizes will be given out to 1st, 2nd, and 3rd place!*
- *How you can get involved in our neighborhood...*
- *How can you help keep your neighborhood safe, and tips from our local neighborhood law enforcer Officer Duprat.*
- *Try a new great way to stay in touch with your neighbors and meet new ones...*
- *Put a smile on a child's face donate toys to Blue Santa in our local shops!*

#### Inside this issue:

City of Schertz named #1	2
Judging of Christmas Lighting	2
Neighborhood Activity Center	2
Get Involved	3
Keeping a Safe Neighborhood & Keeping in Touch	3
ACC Reminder	4
Letter from Board Treasurer	4



## SCHERTZ NAMED THE #1 CITY TO LIVE IN TEXAS

Schertz is growing steadily, it recently updated its population size to 31,788 this past summer and has recently gained a new status... The city of Schertz was selected by CNNMoney.com in July of this year as one of the best places to live in the nation!

Schertz ranked #40 out of 100 cities nationwide and #1 in the State of Texas. Rankings on the website are ranged from economic opportunities, education, safety in neighborhoods, events, and sense of community.

The website offers details of the city rankings versus the nationwide average on financial, housing, education, quality of life, leisure, culture, weather, and health,

neighborhood statistics versus the 100 top ranked cities averages.

You can visit the website at [www.money.cnn.com](http://www.money.cnn.com) and visit the article on Best Places to Live: Top 100 to check out other city list-

ings and ratings.

Schertz Economic Development Director George Antuna and Schertz Chamber of Commerce President Frances Rushing presented Mayor Hal Balwin, members of the city council, city staff, and the citizens of Schertz with honoring certificates recognizing this great achievement. Banners are hung on the light poles on Schertz Parkway to also acknowledge the city's superior standing.



## HOLIDAY LIGHTING CONTEST!

This year the Dove Meadows Association will conduct judging of the "best dressed" Christmas lighted house. The judging will take place during the week of the 17th thru 21st of December. There will be a first, second, and third place granted to the homes that have the most festive Christmas homes! First place will re-

ceive a \$75 gift certificate. Second place will get \$50 and third place \$25. Good luck!

Also if any residents are interested in adopting a neighbor-



hood entrance is highly encouraged to do so! You will be reimbursed up to \$30 for the decorations purchased. Contact any board member to receive your reimbursement and thank you in advance!



## NEIGHBORHOOD ACTIVITY CENTER

We have concluded our 2007 swimming season, thanks for everyone's support! We will re-open the pool again in April. Access cards will be reactivated as long as dues are paid. The park is still open and is a great place to have a weekend cookout or birthday party. Please let the committee know if you see anything of concern. We will con-

tinue to monitor to make sure only Dove Meadows residents are using our facilities. As always, if you see any suspicious activity at the park, please call the Schertz Police non-emergency number and they will check it out.

## MARK YOUR CALENDARS!

Next Committee Meeting:  
Wednesday, February 13, 2008 at 7pm  
VFW Hall @ 1000 FM 78  
MAIN TOPIC: National Night Out  
Dove Meadows Community Party  
Tuesday, August 5, 2008  
Dove Meadows Pavilion  
Time: TBD



## GET INVOLVED...

How can you help your neighborhood? Join the Dove Meadows *Neighborhood Watch Committee* and represent your street as a Block Captain.

An active *Neighborhood Watch* brings safer streets and homes, community spirit, camaraderie with neighbors and stronger relationships with law enforcement. *Neighborhood Watch* can also help reduce home invasions, car burglaries and theft, drug dealing, discourage gangs, improve the

security of young people, and help older neighbors stay safe from crime.

Please contact Susie Basler for more information.

210-383-5836

[sbasler@satx.rr.com](mailto:sbasler@satx.rr.com)

*The Schertz public Library offers a "Live Homework Help" that offers grades 4th-12th and some college, help with homework online! Visit <http://www.schertz.lib.tx.us/> for more information.*

## BOARD MEMBERS

### Board President:

James Bowman

210-658-0605

[bowmanbrood@yahoo.com](mailto:bowmanbrood@yahoo.com)

### Board Vice President:

Belinda Orta

210-566-4100

[bfo62@aol.com](mailto:bfo62@aol.com)

### Board Secretary:

Mark Taylor

210-566-2152

[mjtaylor250@aol.com](mailto:mjtaylor250@aol.com)

### Board Treasurer

Janis Modesette

210-659-3467

[jmodesette@aol.com](mailto:jmodesette@aol.com)

### Board Member

Dennis Hohn

[dhohn@satx.rr.com](mailto:dhohn@satx.rr.com)

## NEIGHBORHOOD SAFETY TIPS

At our last neighborhood watch meeting we spoke to our local law enforcement and neighbor friend, Officer Duprat. He gave the committee some helpful hints on how to keep our neighbors safe.

First, be sure to lock your car. There are more car burglaries than thefts in this area. Don't make it easy for them.

Second, test your home security system. Do you have an exterior alarm siren box so people outside of your home can hear if there is trouble?

**"THE POLICE CAN'T BE EVERYWHERE AT ONCE, THE CITIZENS OF DOVE MEADOWS ARE THE EYES AND EARS OF THE POLICE DEPARTMENT."**

Finally he mention, "The police can't be everywhere at once, the citizens of Dove Meadows are the eyes and ears for the police department. If something looks amiss, it probably is, call it in."

Also, remember to close your garage door and to note that there is a curfew for minors at 11 p.m. during the week and 1 a.m. on the weekends.

### Helpful Number or Resources

Schertz PD Non Emergency Line

-658-5321

-311 (One call to City Hall)

Schertz 311 is the City's non-emergency number. It is a simple, three-digit number residents, businesses and visitors can call to reach the City to inquire about services, report problems, check the status of issues, get general information, or be transferred to any one of the City Departments.

Be sure to check the Dove Meadows CIA Neighborhood Link website for the most up to date information.

[www.neighborhoodlink.com/schertz/dove](http://www.neighborhoodlink.com/schertz/dove)

The next \*Neighborhood Watch meeting\* is scheduled for \*Wednesday, February 13, 2008 at 7pm at the VFW Hall\*. Please contact Susie Basler 210-383-5836 if you would like to become a neighborhood block captain.

## GET TO KNOW YOUR NEIGHBORS

Did you know that Dove Meadows has a website.....that's right you can go to [www.neighborhoodlink.com/schertz/dove](http://www.neighborhoodlink.com/schertz/dove) and find out more. What's really interesting is the Getting to Know your Neighbors link. You can actually make your own family webpage and post pictures of your family, friends, etc. That way when someone is nagging to see a picture of your kids you can say...check out my webpage. New items have been added to the Dove

Meadows website. We now have an interactive map of Dove Meadows and surrounding areas.

We will be including pages for our committees to help our homeowner's become more informed. The Neighborhood Watch Committee is now listed and includes minutes from their latest meeting. Need to know the block captain for your street? It's right there for easy reference.

### Put a smile on a child's face!

The Schertz ment is unwrapped at their steral Schertz stores are such as Texas BBQ, IBC Bank, Schertz City Hall, and other locations.



Police Department accepting toy donations and surrounding excepting toys Starbucks, Smokehouse



**PARISA SANCHEZ**  
D'ANN HARPER REALTORS®  
902 Coronado Blvd  
Universal City, TX 78148  
535-3419 (cell) 483-6280 (work)

Happy Holidays! My name is Parisa Chabokrow-Sanchez, and I am a licensed Real Estate Agent with Coldwell Banker. This Holiday Season let me help you with all of your Real Estate needs. Whether you would like to inquire about purchasing a second home, or even if you'd like a no obligation home consultation, including what your home is currently worth. Let me help you take your first step...



**MARIO GALDOS JR.**  
PRIMEAXIA FINANCIAL INC.  
RESIDENTIAL/COMMERCIAL MORTGAGE LENDER  
12130 Colwick Dr  
San Antonio, TX 78216  
846-4725 (cell) 775-6609 (work)  
mario1573@sbcglobal.net

Hello Neighbors, my name is Mario Galdos Residential and Commercial Mortgage Lender for PrimeAxia Financial. Are you currently in an Adjustable Rate Mortgage? Do you want to do those much needed home improvements you've been meaning to? Even if you'd like some extra cash to help relieve some of the financial strain incurred over the holiday season....I can help! Please call me for a free fixed rate quote and consultation for your ARM, Home Equity (Cash Out), or Home improvement needs....

#### COMMITTEES

##### Architecture Control Committee:

Paul Wiley  
Paul.wiley@earthlink.net  
566-2060

##### Landscaping Committee:

Gene Basler  
Gene.basler@gmail.com  
655-4670

##### Pool/Recreation Committee:

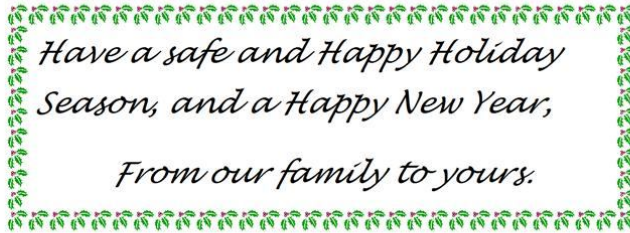
P.J. Henderson  
PJ2@satx.rr.com  
566-4131

##### Neighborhood Watch Committee:

Susie Basler  
sbasler@satx.rr.com  
383-5836

##### Communications Committee- Vacant!

##### Social Committee- Vacant!



## An ACC Reminder:

#### Architectural Control Committee Reminder:

Prior to making any change or improvement, any owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC stating the details of the intended change, improvement or need for variance and attaching samples or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

Some examples of improvement/alterations requiring written approval from the ACC include but are not limited to (refer to the Declaration for other details):

- Buildings/Structures (Pools, Storage Buildings, Patio Covers, Play Structures, etc.)
- Fences and Walls
- Solar Collectors
- Other (Flagpoles, light fixtures, etc.)

A number of owners have already requested and been granted approval to add improvements to their property by following the procedures outlined in the Declaration of Protective Covenants, but there are some owners who have expressed surprise and consternation about having to "ask permission" to improve their own property. Our subdivision was developed and made subject to a Declaration of Protective Covenants and all owners become obligated to follow the terms of the Declaration when they receive the deed to their property.

To ensure timely processing, send your requests to the New Braunfels (Common Street) office and not the San Antonio (Sonterra) address. Additionally, ensure all information is provided (request form, layout plan, plat, etc.) There have been a number of delays due to requests being incomplete and/or lost. The request form with the correct mailing address is available at the website ([www.neighborhoodlink.com/schertz/dove](http://www.neighborhoodlink.com/schertz/dove)).

## LETTER FROM YOUR TREASURER...

Hello Neighbors,

I have been your board treasurer only since July but have seen a lot and learned a lot of the goings on of our board members. We have faced a lot of budget changes this year and are still trying to finalize the 2008 budget. With the change to the assessment due date we have had to reflow our annual budget, we also changed the pool contract and recently had some turmoil with the landscaping contract which resulted in major budget changes. I really had no idea how hard this board works for us until I became a member. Every homeowner should try it at least once to get a better understanding of where our dollars go and why. Step up and get involved. It takes all of us to make this the kind of place we can be proud to call our community even if it's just volunteering every once in a while to help with the recreation committee, the neighborhood watch committee or the landscaping committee. Just a little bit of your time really helps the community as a whole. It really gives you a sense of accomplishment when you compare what the entrances looked like before and what they look like now just by spending a couple of hours on one Saturday and Sunday.

Hope to see you volunteer soon.

Janis Modesette

