

# GREENSHIRE GAZETTE

Volume 14, Issue 4

Fourth Quarter 2009

## 1st Annual Greenshire Open gold Tournament



Northcliff Golf Club

Sunday, Nov. 22, 2009 — 1 PM shotgun start

Golf Tournament open to all Greenshire golfers and friends

\$40.00 per person — includes

Green fees, golf cart, two mulligans, two raffle tickets

Two person best ball teams. Prizes for closest to the hole — par 3

For registration information, please contact

Steve Valdez 210-659-3476 or Jerry Hockman 210-566-7142

## THE GREENBELT

Our recent heavy rains prompt us to iterate some issues with respect to this wonderful adjunct to the GHOA.

The Association owns and is responsible for maintaining the Greenbelt. Our policy, as adopted by the Board when the title transfer was promulgated toward the end of the 90's, is that this area will be left, to the extent possible, in its natural state. The policy also states that those who own property adjoining the Greenbelt may, within the area immediately behind them (size unspecified, but expected to be reasonable), modify it as they wish (again unspecified, but expected to be within reason). Several of those owners have chosen to cut weeds, mow the grass, store firewood, etc.

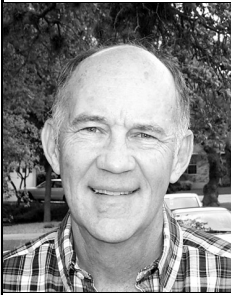
That having been said, we generally expect everyone to do their part in helping to maintain the beauty and natural state of the area. That includes keeping yard maintenance debris (such as leaves, grass clippings, limbs pruned from shrubs or trees in individual yards, etc.), and any other trash from finding their way "over the fence." Furthermore, when we have flooding and trash accumulates, individual owners can show good community spirit by tidying up in those areas.

Esthetically the reason for this is obvious. What may not be as obvious, but really was highlighted this past month during the storms and subsequent deluge, is what happens when water flows as heavily as it did. Small debris, grass cuttings, twigs, lumber scraps, and plastic bags, among other objects, are swept down stream until they become hung up on something. Then a dam is formed impairing water flow and run off. The result often is water levels rising and invading some back yards, including the piles of trash, mud, and assorted flora. While there is inevitably some damming, the problem is exacerbated when this thoughtless behavior takes place. In addition, though perhaps rare, spontaneous combustion can occur when grass and leaves are piled up and are exposed to summer heating.

Finally, as a result of city and FEMA regulations, we are required to, and do pay, to keep the main drainage area free of debris in order to facilitate the flow of water through the greenbelt. When everyone helps by doing their part to keep their areas maintained, it reduces the number of times, and hence the cost, of this particular requirement.

The greenbelt is a real asset to the Greenshire community. Let's treat it like the valuable area it is.

## President's Message



**Bob Pond**  
President

The end of 2009 is fast approaching. How time flies. Let me mention a few things that are happening vis-à-vis the GHOA.

As happens every year, we passed the budget at our October meeting. The major items and totals are printed in this issue of the Gazette, and are repeated on the Association website. An integral part of the budget process

was the Board's decision on the amount of the annual assessment. That assessment will continue to be \$110. Notices of the assessment and due date will be sent to each homeowner during November. The payment is due on January 1. The due date is set in concrete by our Declaration of Covenants, Conditions, and Restrictions for Greenshire and has not changed since its inception in the late 1980's. It is everyone responsibility and to everyone's advantage to remit on time. Late payments incur charges of interest, penalties, and possibly, if deferred much later, legal collection fees and court costs. Save yourselves and the association the time and hassle.

I iterate the call for volunteers to heed our call for the Holiday Decorations and Welcome committees. These two committees have established superb traditions over the years. It would be a shame if those traditions could not be continued. Please consider helping out. (See articles elsewhere in this issue.)

Steve Valdez has put together a golf tournament to be held November 22 at Northcliff. What great opportunity to interact with some Greenshire neighbors and enjoy a game of golf. Come join us. Particulars are also published in this issue.

This being our last issue for the year, please allow me, on behalf of the Greenshire Board and committee members, to extend to each and everyone a happy and joyous Thanksgiving, a merry Christmas, and a Happy New Year.

**Bob Pond**



## WELCOME CHAIRPERSON

One of our most important committees is now without a chair. Sherrie Sharp has served us as no other for close to three years. Other commitments in her busy schedule prevent her from continuing. So we are looking for someone to fill Sherrie's shoes. Lucy Rix has helped Sherrie for some time and will continue to be an assistant for whoever takes the lead. We really need this committee chair filled. Please, someone, step forward and help out the Association in this vital position. Call Bob Pond at 658-4085.



## HOLIDAY DECORATIONS COMMITTEE

"If one wants to get something done, find the busiest person you can to do it." Or so says the old adage. Well, we found Sherrie Sharp (and Noel, her husband), who handled both the Welcome and Holiday Decoration committees last year. So now we send out a request for a person or persons to head and serve the Holiday Decorations committee. In past years a small group of members have banded together on the Saturday after Thanksgiving to decorate our entry way on Woodland Oaks. There have been several different groups who have volunteered to perform this function. We solicit help again this year. Without volunteers coming forward, there will be no festive greeting to welcome the Christmas season. Please call Bob Pond at 658-4085.

## September 2009 Yard of the Month

### Greenshire subdivision

Yard of the Month — 1623 Bold Cypress. Lots of color and creativity match a well groomed yard. Very neat in appearance.

1st Runner-up — 1525 Juniper Lane. Beautifully and consistently manicured lawn and shrubs. Well done.

2nd runner-up — 2937 Bent Tree Dr. Roses in bloom in a pebble covered flower bed and new plantings in the front along with well maintained grass make a nice street presentation.

To see more details and photos of all the Yard of Month winners , please visit our “Neighborhood Link” which can be accessed at:

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



## October 2009 Yard of the Month:

The month of October features all the 4th place yards from the previous June-Sept 2009 Yard of the Month judging. Based on the total scores from the month they were scored, the winners are as follows:

Yard of the Month (pictured left) — 1520 Jasmine Drive. This yard scored 4th place in June 2009. Then, the yard featured beautiful blue and white flowers from Lily of the Nile plants and a well maintained lawn. This month the owners are in the process of spreading dirt, regrading and re-sodding the lawn. Congratulations and we look forward to an even more beautiful yard next year for their effort.

1st Runner-up — 2916 Cottonwood Drive. This yard scored 4th place in August 2009. The owner did a herculean effort to keep the lawn alive and looking great during the extremely dry and hot summer. A very neat and well kept lawn and shrubs. Good job.

2nd Runner-up — 1337 Birchwood Circle. This yard scored 4th place in July 2009. Creativity and color in addition to a very attractive lawn makes this yard a winner. Keep up the good work!



**Yard of the Month Chairman**  
**Dan Mullinix**

### Yard of the Month Note:

Congratulations to all the winners and gardening lovers in Greenshire for another successful season during a very difficult drought and a record number of 100 degree days. This summer was a good excuse to landscape with drought resistant plants and using water techniques such as drip irrigation where appropriate to conserve water. I am looking forward to next season that begins in June 2010. If you or a neighbor is doing an outstanding job of maintaining their yard or has recently upgraded landscaping or made improvements, remember to email your nomination to

[greenshire@sbcglobal.net](mailto:greenshire@sbcglobal.net)



## Greenshires HOA Representatives

### Board of Directors

**President** Bob Pond 658-4085  
**Vice President** Ken Thompson 659-8473  
**Secretary** Jim LeVan 658-5237  
**Budget & Finance** Tom Messick 566-9735  
**ARC Chair Member at Large**  
 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

Steve Valdez 659-3476

#### Communications/Editor

Martha Hefling 566-7490

#### Finance & Budget

Thomas Messick 566-9735

#### Landscaping & Grounds

Suzy Fitzgerald 658-5427

#### Welcome

Sherrie Sharp 886-8408  
 Lucy Rix 659-7432

#### Holiday Decorations

#### 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

Dan Credo 658-9466  
 Steve & Alice Valdez 659-3476  
 Randy Putz 566-2940  
 Steve White 872-0859

#### Greenshires Drive and The Estates

Mike & Leanne Carroll 566-2812

## 2010 BUDGET

Itemized Assets/Expenses	2010 Budget
OWNER/BUILDER ASSESMENTS	62,150
OTHER INCOME/CD INTEREST	2,000
<b>TOTAL REVENUE</b>	<b>\$ 64,150.00</b>
<b>EXPENSES</b>	
OFFICE SUPPLIES	220
POSTAGE	770
PRINTING/COPIES	1,020
MEETING EXPENSES	80
STORAGE	580
<b>TOTAL CORPORATE EXPENSES</b>	<b>\$ 2,670.00</b>
OFFICERS INSURANCE	2,750
LIABILITY & PROPERTY	3,300
<b>TOTAL INSURANCE</b>	<b>\$ 6,050.00</b>
ATTORNEY FEES	550
A/R LEGAL (COLLECTION)	110
TAX PREPARATION	140
COMMUNITY MANAGEMENT	13,560
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 14,360.00</b>
<b>TOTAL MISC ADMIN EXPENSE</b>	<b>\$ 35.00</b>
<b>TOTAL TAXES</b>	<b>1,200</b>
ELECTRIC	1,175
WATER	4,730
<b>TOTAL UTILITIES</b>	<b>\$ 5,905.00</b>
LANDSCAPING MAINTENANCE	21,450
PLANTING/MULCH	1,100
SIGNS/MARKERS	0
GREENBELT MAINTENANCE	7,700
<b>TOTAL LANDSCAPING</b>	<b>\$ 30,250.00</b>
ELECTRICAL REPAIRS	550
SPRINKLER REPAIRS	550
SIGNS/MARKERS	1,200
MAINTENANCE SUPPLIES	
<b>TOTAL REPAIRS</b>	<b>\$ 2,300.00</b>
WELCOME COMMITTEE	800
GARDEN CLUB	550
ARC/COVENANTS	30
HOLIDAY COMMITTEE	0
<b>TOTAL COMMITTEES</b>	<b>\$ 1,380.00</b>
<b>OTHER EXPENSES</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>\$ 64,150.00</b>

Submit news or a request to be added to the electronic distribution of the Gazette to:  
[greenshiresgazette@sbcglobal.net](mailto:greenshiresgazette@sbcglobal.net)

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