

Volume 16, Issue 2

Second Quarter 2011



NEWSLETTER FOR RESIDENTS OF GREENSHIRE, SCHERTZ, TX

# Greenshires Gazette

## Greenshires Homeowners Association Annual Meeting

**7:00 PM**

**June 9, 2011**

**SCHERTZ CIVIC CENTER**

**SCHERTZ PARKWAY**

**GHOA Board of Directors Election**

**Committee Reports**

**Guest Speaker: Dr. Greg Gibson**

### Your Attendance is Requested

It's that time of year again—the Annual Meeting. That's the time when we meet to choose the Board of Directors for the ensuing twelve months. The sole purpose of this meeting is the election, although we do take the opportunity to reacquaint ourselves with some of the association members. In addition our committee heads report on their activities and

projects of the past year and plans for the upcoming year.

As always we will have a spate of door prizes.

We also have invited the new Superintendent of Schools for the Schertz, Cibolo, Universal City ISD, Dr. Greg Gibson, to bring us his perspective for the district. With the budget woes in the state concerning our schools,

this should be an enlightening experience for all.

So join us on June 9 at the Schertz Civic Center and bring a neighbor. If you cannot attend in person, please tender a proxy. When you receive the notice by mail, there is a proxy sheet for your convenience. We need a certain number to attend in person or by proxy in order to insure a quorum. Thanks.

#### Inside this issue:

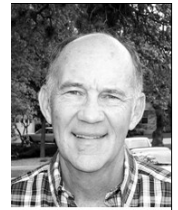
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#### Special points of interest:

- Sue Eberhardt takes over the Yard-of-the-Month program for Greenshires.
- 2010 Greenshires Open 1st place winners are Gonzales, Gonzales, Gamboa, and Sotelo.
- Coyotes still living in the Greenbelt, exercise caution.

## President's Message

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Bob Pond  
President

Greetings. I trust everyone is looking forward to the summer months and that your personal economic outlooks are warming along with the season.

Now and then I and the members of the Board are notified by a Greenshire resident that one of their neighbors is not living up to the spirit and intent of the Declaration of Protective Covenants. Permit me to comment on this. First, each and every member of the Association has a responsibility to comply with the Declaration to which they agreed to when they purchased a home in Greenshire. In addition each and every member has a responsibility to help insure their neighbors comply. The current and enduring policy of our Board has been to encourage the membership to step up to the plate by getting to know their neighbors in such a way

as to help them when a violation or other shortcoming is observed. We believe this fosters long term collegiality and just plain good neighbors. Only when intransigence is encountered do we as a Board or a committee chair wish to be notified. We do not want to be viewed as an enforcement agency, but as a facilitator for neighborliness. In view of this policy, we do not generally respond to anonymous letters, viewing them as not worthy of response. Be good citizens and face problems head on instead of passing the buck to someone else.

Another recurring subject: vehicles. Our Declaration requires every residence to have at least a two-car garage (11.02n). In addition that same paragraph states that owners shall not keep more than two vehicles in such a manner as to be visible from neighboring property for a period of

more than seventy-two hours. Moreover, paragraph 8.04 prohibits parking or storing inoperative vehicles. The intent of these provisions is to maintain an esthetic and safe neighborhood. So, I beseech every member in the spirit of community to: (1) Clean out your garages and use the space to park your cars as was intended in the Declaration. (2) Keep extra cars off the street and allow for orderly traffic of other peoples cars as well as emergency vehicles, not to mention being able to better observe children playing in the area. It's just common decency and common sense. Let's step up.

I hope to see y'all at the annual meeting on June 9.

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## Talk About It!

In August 2010, the City of San Antonio launched *Talk About It!* a city-wide, grass-roots campaign to encourage residents to practice responsible pet ownership, and spay and neuter their pets in order to help the Alamo City become a No Kill community. No Kill means the city's Animal Care Services will not euthanize any healthy, adoptable pet because of a lack of shelter space.

As a homeowner, you can greatly assist the campaign reach its goal by getting your pet spayed or neutered, volunteering to become a foster parent with the ACS Pet Foster Program or adopting a dog or cat from the city shelter. For more information and to find out about free and/or low-cost, spay/neuter clinics in your neighborhood, please visit [www.talkaboutitsa.org](http://www.talkaboutitsa.org) or call 311.

*Talk About It!* is a collaboration of the City of San Antonio Animal Care Services, Alamo Area Partners for Animal Welfare (AAPAW) and the San Antonio Area Foundation Consortium of Partners.



**Care. Adopt. Neuter.**

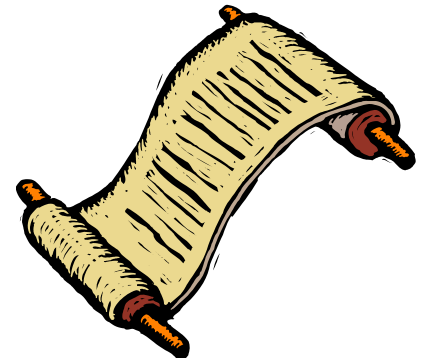
## Declaration of Protective Covenants

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The Board of Directors has decided to conduct a review of our governing document, the Restated Declaration of Covenants, Conditions, and Restrictions for Greenshire. This document is an extensive tome filled with numerous clauses, sections, and sub-sections. It was promulgated nearly twenty-five years ago to fit the perceived standards and needs at that time. Perhaps it is time for an update.

The job will not be a trivial one. Each paragraph will need to be analyzed and scrutinized for applicability and suitability in the current time frame. This will include member desires along with an eye toward evolution of state statutes. It could be that after a thorough look, we may conclude there should be no changes at all, or that making any changes may not be worth the time and effort. To change any part of the Declaration requires seventy-five (75) percent approval of the members.

Those who may have an interest in serving on the review committee, please contact Jim LeVan. His number is listed on the back page of this publication. Thanks.



## Yard of the Month by Sue Eberhardt

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Hello everyone. I would like to take this opportunity to introduce myself to you all. My name is Sue Eberhardt and I have lived here in the community for 8 years now. I have been asked to judge the "YARD OF THE MONTH" program this summer. I am looking forward to getting more involved in our community by seeing what all of you have been doing with your yards this spring.

I have seen a lot of work being done, new yards being planted and people outside putting forth great effort. It is obvious we have a community interested in maintaining a great appearance. I am providing my e-mail address in order to solicit input from members of the neighborhood on yards they feel are worthy of winning. I will be driving all the areas and looking

but would appreciate some advise from other neighbors. This year we will be conducting our judging from May through September. Awards will be presented to 3 winners each month. Please feel free to contact me should you have any questions or comments about the YARD OF THE MONTH program.

Sue's email address is: [rsne3@att.net](mailto:rsne3@att.net)

## 2010 Greenshire Open @ Willow Springs

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The Team of Jesse Gonzales, Luis Gonzales, Mike Gamboa and Rudy Sotelo won 1st place honors at the 2nd Annual Greenshire Open at Willow Springs Golf Course. Those participating in the Nov. 14th, 2010 golf tournament featured Ed Beagley, Ray Johnson, Hector De Luna, Marnie De Luna, Chris Ramthun, Jon Miller, Jim Rix, Matt Myers, Mike

Guill, Tom Adams, Dan Bienstadt, Rene Ramirez, Josh Moran, Bob Pond, Bobby Fernandez, Frank Quiroz, Jerry Hockman and Steve Valdez. Paul Bower won closest to the pin on #18 and Corey Calvano won closest to pin on #8. 1st, 2nd, 3rd place prizes included cash, a free round of golf, golf balls, goody bags and several gift certificates from local businesses - Sea

Island, Bill Millers, Washtub, H.E.B., Walmart, Rudy's Bar-Q, Freddy's, Frost Bank and Broadway Bank. Please contact Jerry Hockman (566-7142) or Steve Valdez (659-3476) to participate in the 3rd Annual Greenshire Open, tentatively scheduled for late October 2011.



## **City Ordinances and Greenshires Covenants Revisited** by David Richmond

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As many of our homes change ownership, the Board of Directors asks both long-time and new residents to ensure compliance with City of Schertz Ordinances and Greenshires HOA Covenants. Some of the most generally applicable follow. We all want our neighborhood to continue to be the best place to live in Schertz, and maintain the high property values we have come to expect. Even in these difficult economic times, we ask everyone to do their part.

### **Restated Greenshires Declaration of Covenants, 2 November 1987**

**8.04 – Outside Storage or Operations** - ... No boats, trailers, campers, horse trailers, buses, inoperative vehicles of any kind, or other vehicles or associated equipment of a recreational or commercial nature shall be parked or stored on any Lot unless properly screened from public view in a manner approved in writing by the ARC (Architectural Review Committee)....



**8.13 – Maintenance** – The Owner and lessee of any Lot shall have the duty of, and responsibility for, keeping the premises, improvements and appurtenances and landscaping in a well maintained, safe, clean and attractive condition at all times....



**11.03n – Garages** – Each single-family residential structure to be constructed on any Lot shall have sufficient enclosed garage space, as approved by the ARC, to house all vehicles authorized by this Declaration, but at least two such vehicles. Owners shall not keep more than two vehicles in such a manner as to be visible from neighboring property for a period of more than seventy-two (72) hours.

**11.03u – Motorcycles** – The use of motorcycles shall be limited to those which have been approved and are legal for street use. Such use shall be limited to the public streets. No off-road use of any motorcycles shall be permitted....



### **City of Schertz Ordinance No. 08-H-04, Chapter 14, Animal Control**

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#### **14-59. Care of and cruelty to animals.**

**(m)** An animal owner or keeper shall not walk an animal without a leash restraint or without otherwise having such animal under control, and shall not guide or take animals onto the yards or driveways of property not owned, leased or occupied by the animal owner for the purpose of allowing the animal to defecate, but shall keep the animal in the public right-of-way, and shall carry a container with implement for the sanitary removal of the animal's fecal matter from the public sidewalk and public right-of-way adjacent to any property with a structure or other improvements thereon.





# City Ordinances and Greenshire Covenants Revised

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## City of Schertz Ordinance No. 08-H-16, Chapter 54, Nuisances

**54-8. Removal or correction by the City.** In the event the owner, tenant, lessee, agent or occupant of any lot, parcel or premises fails to remove or remedy any condition described in the Chapter within seven (7) days after notice has been given, the City may do whatever is deemed necessary to remove or remedy the condition....



such premises in a manner causing diminution in the value of the other property in the neighborhood in which such premises are located.



**(e) Sidewalks and driveways –**

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

dismantled; inoperable for more than seventy-two (72) consecutive hours on public property) or parts thereof, that are located in a place where they are visible from a public place or public right-of-way are detrimental to the safety and welfare of the general public, tend to reduce the value of private property, invite vandalism, create a fire hazard, constitute an attractive nuisance creating a hazard to the health and safety of minors, and are detrimental to the economic welfare of the City by producing urban blight adverse to the maintenance and continuing development of the City, and as such are declared to be a public nuisance.

**-21. Exterior property areas; nuisance upon premises.**



(a) No person owning, leasing, occupying or having charge of any premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain

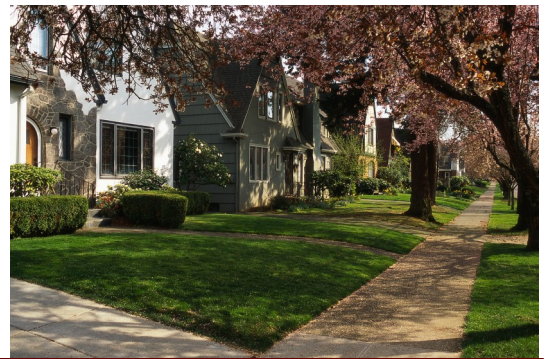
**54-32. Declaration of junk Vehicle as public nuisance.** Junk vehicles (without an unexpired license plate and a valid motor vehicle inspection certificate; wrecked, dismantled or partially



## Texas Transportation Code, Chapter 545, Operation and Movement of Vehicles

**545.302. Stopping, Standing, or Parking Prohibited in Certain Places.**

- (a) An operator may not stop, stand, or park a vehicle:
  - (2) On a sidewalk.



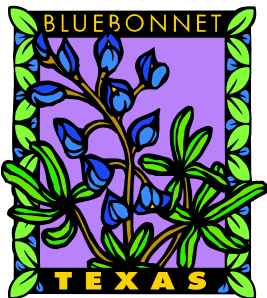
## Landscape and Grounds by Dan Mullinix

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It's been a very dry winter and spring here in South Texas due to an ongoing drought so enjoy the green you see around us now. We are lucky to be living in Schertz. A decade ago our city planners had the foresight to partner with the city of Seguin and build a pipeline to bring Corrizo-Wilcox aquifer water from far east Guadalupe county to our city. This water comes from a sandy aquifer and contains

much less calcium than Edwards aquifer water. In addition, we are usually under less rigid water restrictions than San Antonio who relies on Edwards Aquifer water. Please conserve this precious resource and remember the Schertz Water Department guidelines: "Year-round sprinkler system watering between 10AM and 8PM is prohibited. Handheld watering is authorized" (anytime).

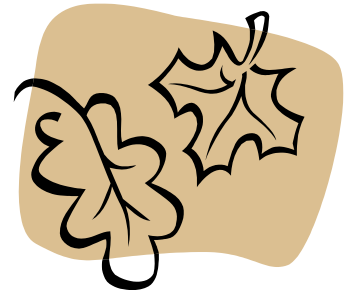
If you notice a broken sprinkler or leak at the Greenshire entrance or any island or irrigated common area please call me at (210) 508-0837 to report or email me at [greenshire@sbcglobal.net](mailto:greenshire@sbcglobal.net). Our Greengrass irrigation team will respond immediately.



The small Bluebonnet patch my wife and I planted in meadow south of Woodland Oaks and east of the bridge was disappointing due to the drought. We only had about a 30% germination rate. We'll try again this November and cast the remainder of the seed we purchased last year. That, with the reseedling of the few Bluebonnets that did sprout (and enough rain) may produce a better show next spring. We were fortunate to have pink Primrose in the creek bed at the bridge on Woodland Oaks.

If you are new to Greenshire or south Texas, a note about our beautiful Live Oak trees. A mature Live Oak tree can add tens of thousands of dollars to your property resale value. These trees are susceptible to a disease called Oak Wilt. Oak Wilt is a fungus that infects Live Oaks usually when the sap is running in the spring and fall. The fungus can be carried on the legs of beetles and other bugs and

also on cutting implements (chain saws) used to cut infected trees north and west of San Antonio. Infected trees then pass the disease to others through an intertwined root system. This is why it is important to use a reputable company to do any trimming of Live Oaks. A reputable company will know about Oak Wilt remediation techniques like painting the cut limbs and trunk damage with sealer. This prevents



the fungus from entering newly cut areas through the sap. The best time to trim your Live Oaks is the hottest day in summer or the coldest day in winter, then seal the cut. Please keep Oak Wilt out of Greenshire.

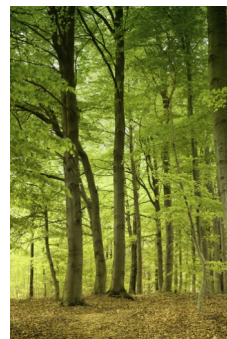
## Landscape and Grounds—continued from previous page

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If you've lived in Greenshire more than a few years, you may have noticed that it is not unusual to get a massive heavy rain in a short period of time. In October 1998 we received about 2 feet of rain in one day and the normally dry creek that runs through the greenbelt was a raging creek that filled the entire flood plain. This is why we ask residents not to dump yard clippings,

leaves, and other debris in the greenbelt area. With several inches of rain in a short time, this material is swept into the creek and shallows out the drainage. This can result in wider flooding until the material is scoured away and moved downstream in a very heavy rain event. If a resident notices any trees that have fallen into the creek and block water flow please contact me and I can arrange for it to

be cleared. It is our goal to keep the drainage clear and flowing through Greenshire and work with the city to prepare for the next flood event.



A resident on Hickory Lane in the Hills contacted me that some limestone landscaping blocks disappeared from the island. I responded that this would be a good time to refresh the landscaping on the island. If you live on Hickory Lane and would like to volunteer to work with me and my small budget to refresh

your island contact me and let's start. Any other residents that would like to improve a common area near them are invited to contact me. I want to give residents a stake in keeping Greenshire a beautiful place to live and come home to.

Speaking of common areas and keeping Greenshire beautiful, thank-you to the overwhelming number of responsible pet owners who clean-up after their pet on their neighbors lawns when walking. I ask residents to also pick up after their pets in the common areas like the grassy strips along the sidewalk on Woodland Oaks. Remember our Greengrass contractor mows the grassy strips along Woodland oaks from FM-3009 to past Lotus Park and we don't want the stuff to hit the fan.



Sue Eberhardt from the Meadows stepped forward to take over the Yard-of-the-Month program. Thank-you Sue for volunteering your time for Greenshire! She has an article in this Gazette.

**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  
Greenshire 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**

Paula Helm 719-641-1047

**Finance & Budget**

Thomas Messick 566-9735

**Landscaping & Grounds**

Dan Mullinix 659-0092

**Welcome**

Jodie True 415-2444

**Holiday Decorations**

Alice Valdez 659-3476

**Community Web Page**

[www.neighborhoodlink.com](http://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  
Ray D'amico 566-6569  
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

**Greenshire Drive and The Estates**

Mike & Leanne Carroll 566-2812

Greenshire HOA is an automatic membership homeowners association comprised of 565 homes. It is currently supervised by a Board of five (5) directors, all of whom are residents in Greenshire. The Board holds a regular meeting on the 4th Thursday of each month except November and December, at the GVEC Office on Curtis St. at 7 PM. It is open to all members and guests. There is a segment at the beginning of the Agenda called "Members to be Heard" in which members may address the Board with their specific concerns or questions. The Association has a number of active committees which oversee landscaping, newsletters, architectural review, covenants compliance and finance/budgeting. There is an active welcome committee which delivers information about the neighborhood to all new owners.

## Caution Still Needed in Greenbelt

It was October of last year that we first reported to the residents that there were coyotes living in the greenbelt.

This week, on my way to work, I did spot one on the north side of the Woodland Oaks bridge near the creek bed.

Please be safe while walking dogs and keep in mind that these wild animals have been known to attack pets even on the leash when their food supply becomes scarce.



We're on the Web!

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