



# President's Message



**Bob Pond  
President**

administrative and legal costs. Among those are costs involving collection of assessments.



In addition, we have embarked on the major project of updating our Declaration of Protective Covenants. Attorney fees are the biggest liability in this endeavor. We will assess and vote on each aspect as we proceed.

Our last scheduled meeting of the BoD for 2011 was held on October 27<sup>th</sup>. The main topic of business was the passing of the budget for the next calendar year. We had some unique challenges this year, brought on primarily by items emerging from the Texas legislature this past spring.



Increased regulation and statutory requirements have resulted in increased

We have budgeted for these costs using some reserve funds; but, it is difficult to anticipate precisely what they might be. If history repeats itself, we should come in somewhere near our estimate. Of course, if everyone lives up to their responsibility and remits their assessments on time, then it would significantly decrease a number of administrative costs associated with collections.

The Board voted unanimously to maintain the assessment at \$110 as it was in 2011.



I take this opportunity to wish each of you a merry Christmas and a happy holiday season.

Bob Pond

Don't forget, the Board of Directors will adjourn for the next two months. We will resume regularly scheduled meetings in January.



## Inside this issue:

Landscape and Grounds	2
Greenshire Open	3
Holiday Decorating	3
Annual Meeting	3
Committees need Chairpersons	4
Hats Off—a Thank You	4
Email Address Request	4
Yard of the Month July, August, September	5, 6, 7
2012 Budget	8

Our GHOA Covenants were written in 1987 and the Board has decided a rewrite is warranted. A committee has been formed with the purpose of deleting obsolete material, making them easier to read, and generally updating them to the 21st century. If anyone has ideas or inputs please email me at [JKLevan@Yahoo.com](mailto:JKLevan@Yahoo.com) or call 658-5237.

Jim LeVan, Vice President

# Landscape and Grounds by Dan Mullinix

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This was an exceptionally hot and dry summer for Schertz, and all of Texas, and we're not out of the drought yet. The heat and drought took a toll on many trees and shrubs around Greenshire. Two large Hackberry trees died with one splitting in half in the greenbelt adjacent to Woodland Oaks and I contracted to have them removed. The 56+ days over 100 degrees also took their toll on some shrubs at the Greenshire entrance and the sprinkler system couldn't keep up with the demand. In addition, the center entry island irrigation valve failed at the height of the heat and had to be repaired. Our Greengrass contractor has done a good job removing some of the shrubs that died and trimming others that will revive now that we have had some rain and temperatures are moderating.



If you wonder who maintains the lighting at the Woodland Oaks entrance and Greenshire Oaks entrance, that is another of my duties as Landscape and Grounds Chair. I have been able to fix most of the lighting issues with only the cost of parts such as bulbs and light sensors. Earlier this year I upgraded the electrical receptacles and converted the last four floodlights (that shine up into the oak trees and on the Greenshire entry signs) from 75 watt incandescent to 26 watt fluorescent. This will save us about \$87/year at

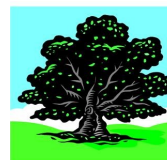
current rates. I also replaced two of the Malibu type spotlights in the center island with LED spotlights which should last much longer and provide the same light with less than half the electricity. If anyone notices any of the spotlights out at the entrance please let me know so I can fix it.



In May, Hickory Lane resident Pam Poston contacted me to ask about some limestone landscape blocks that had disappeared from the island in the cul-de-sac. I worked with her to develop a plan to refresh the island and replace the missing blocks. On June 11th, Pam, her husband Rich, along with Mike and Robin Harrelson, Patrick and Debbie Landry, and myself spread two yards of landscape rock and restacked and added 440 pounds of chop block on the Hickory Lane island. I contracted Greengrass to complete the project by spreading mulch over the remainder of the island. Thanks to the volunteer labor, total cost of this project was \$712. If we had contracted the entire project I estimate this would have cost \$1500-2000. The Hickory Lane and Meadows entry project of last year are the model I would like to continue for refresh of the common areas in Greenshire. If any resident has ideas for refresh of a common area near them please contact me so we can discuss.

Since I took over the Landscape volunteer job I have reset/replaced four of the Private Property signs that are along Woodland Oaks and Green Valley road. Over the years these signs had been hit by the lawnmowers or vehicles and bent over damaging the poles. I replaced these poles with larger diameter ones. This year I added some brightly colored reflector tape around the poles that may cut down on lawnmower/vehicle/pole incidents.

Please help me keep Greenshire beautiful by reporting broken sprinklers and landscape areas that need more attention so I can work with our Greengrass contractor to make it right.



This fall and winter is a great time to trim your Live Oak trees but remember to paint all cuts with a pruning sealant. Make sure any landscape contractor seals all cuts. Oak Wilt is a serious problem in south Texas and could wipe out our trees in Greenshire if it were to be introduced to our community. An excellent article on Oak Wilt can be found here: [http://www.na.fs.fed.us/spfo/pubs/howtos/ht\\_oakwilt/toc.htm](http://www.na.fs.fed.us/spfo/pubs/howtos/ht_oakwilt/toc.htm) Enjoy the cooler weather and hopefully more rain to come!

# Time for the 3rd Annual GREENSHIRE Open Golf Tournament!

**Calling  
All  
Golfers!**

Sunday, November 6, 2011 at 9:30 a.m.

Willow Springs Golf Course

Entry fee is \$45.00 per player

Texas Scramble—4 man team format

Gift Certificates and Prizes

All those interested, please contact: Jerry Hockman (566-7142) or Steve Valdez (659-3476)

## Holiday Decorations Committee

*In keeping with a Greenshire tradition, holiday elves of all ages are needed to decorate the front entrance. Make the holiday season come alive the first weekend after Thanksgiving and volunteer one or two hours to decorating or taking down lights and store them neatly*



*in holiday bins for the following year. All holiday elves, and especially high school students, interested in assisting, please contact Alice Valdez (659-3476) or Linda Alderson (566-1502). HEB donuts, orange juice and coffee will be furnished to all holiday elves.*

## ANNUAL MEETING

Our annual meeting, held in June this year, was its usual grand success. Highlighting the evening was a presentation from the recently selected Superintendent of the Schertz-Cibolo-Universal City Independent School District, Dr. Greg Gibson. Dr. Gibson outlined the challenges and proposed plans for dealing with reduced budgets and increased requirements facing the district. It was a down-to-earth presentation that both informed and delighted those in attendance.

Following the results of the

Board of Directors election (results listed in this issue), Sherrie Sharp again performed her magic in presenting a boatload of door prizes. Sherrie canvassed the local community and was greeted by donations from businesses and individuals. Included were the following:

- Tom Messick
- Beyond Cake-17323 IH 35N
- Tiger Tote Exxon-2701 Jack Hayes Blvd
- CBQ Eatery-17327 IH 35N

- Garcia's-3820 FM 3009
- Freddy's Frozen Custard-8379 Agora
- Costco
- Denim and Pearls-1420 Schertz Parkway
- Debbie Gorman and Sherrie Sharp's: Helping Hands Hand Stitched from the Heart

Thanks to all who attended the meeting and for those who contributed to its success.

# COVENANTS AND WELCOME COMMITTEES

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Alas, our faithful and devoted Welcome committee chairperson, Jodie True, will be giving up her position come January. Jodie has been marvelous in her duties, and carried on the tradition Sherrie Sharp began some two years ago. We will miss Jodie's infectious smile at our monthly meetings and throughout the neighborhood.



be the one to take over this splendid position. Call Jodie or Bob Pond to inquire. Phone numbers are listed in this publication.

Along those lines, we are still looking for a Covenants committee chair. Steve Valdez is doing his best to hold down this job as well as Secretary on the Board of Directors, in addition to his full time non-volunteer job. Please call Bob Pond if you are interested.

As a result we are looking for someone to succeed Jodie. This is a committee position that can play a big part in the reputation of our subdivision. The big smile and a

package of goodies are indispensable to getting off on a happy beginning in one's new home. So look into your heart and your schedule to see if you could

## Hats Off

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Hats off to Ron and Martha Vela for organizing and producing a "Neighborhood Night Out" in the Oaks. The Velas provided grilled sausage and dogs for the twenty or so neighbors that joined them. There were soft drinks and light libation as well for the good folks of the Oaks. Toward the end of

the evening Schertz city officials, including Mayor Hal Baldwin, City Manager John Kessel, Assistant City Manager John Bierschwale, and members of the police and fire departments were welcomed. Mayor Baldwin presented the HOA a certificate commemorating the GHOA's part

in the city wide event. Thanks to Ron and Martha for their spirit and efforts.

The community stagnates without the impulse of the individual.

[William James](#)

## EMAIL ADDRESSES

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One of the many new laws affecting HOAs passed during the 2011 Texas legislative session requires the Association to request email addresses from each member. It is ostensibly to

be used to notify every one of upcoming meetings and other information that may require expediency.

The request and the method of response will be included in the annual assessment notices to be

mailed in November. Please do your best to respond to this request as well as to remit your annual assessment as soon as possible, but no later than January 1. Thanks.

# Yard of the Month—July

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## 2909 Bent Tree

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Gardens are not made  
by sitting in the shade.

Rudyard Kipling



## First Runner-up: 1312 Black Oak

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## Second Runner-up: 3012 Bent tree

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# Yard of the Month—August

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## 2901 Lotus Park

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Harmony with land is  
like harmony with a  
friend...

Aldo Leopold



## First Runner-up: 1612 Dogwood

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## Second Runner-up: 2855 Olive Ave

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# Yard of the Month—September

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## 1300 Black Oak

Take a course in good water and air; and in the eternal youth of Nature you may renew your own. Go quietly, alone; no harm will befall you.

John Muir



## First Runner-up: 1676 Osage Ave

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## Second Runner-up: 1640 Jasmine Drive

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**Board of Directors****President** Bob Pond 658-4085**Vice President** Jim LeVan 658-5237**Secretary** Steve Valdez 659-3476**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

**Yard of the Month**

Sue Eberhardt

**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 &amp; Maria Pumarol 659-2650

**The Meadows**

Dan Credo 658-9466

Steve &amp; Alice Valdez 659-3476

Randy Putz 566-2940

Steve White 872-0859

**Greenshire Drive and The Estates**

Mike &amp; Leanne Carroll 566-2812

**2012 BUDGET**

<b>TOTAL REVENUE</b>	<b>\$ 72,750.00</b>
<b>TOTAL CORPORATE EXPENSES</b>	<b>\$ 6,655.00</b>
<b>TOTAL INSURANCE</b>	<b>\$ 5,900.00</b>
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 20,435.00</b>
<b>TOTAL TAXES</b>	<b>\$ 1,240.00</b>
<b>TOTAL UTILITIES</b>	<b>\$ 5,905.00</b>
<b>TOTAL LANDSCAPING</b>	<b>\$ 29,000.00</b>
<b>TOTAL REPAIRS</b>	<b>\$ 2,050.00</b>
<b>TOTAL COMMITTEES</b>	<b>\$ 1,565.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 72,750.00</b>

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.