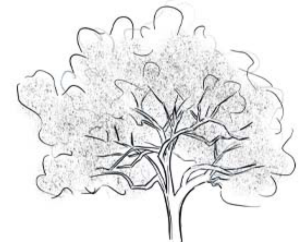




# Gardens of Oak Hollow

A SMALL COMMUNITY WITH A BIG HEART

## Neighborly News



Number 055  
21 March 2023

### General Meeting & Spring Fling



**4 to 6 PM, Sunday, April 16**  
**Shadow Park South Commons**

This is the Annual General Meeting where ALL community residents are encouraged to attend. This meeting is usually held in the Brook Hollow Library. Unfortunately, the Community room is unavailable and an alternate location was not found. Therefore, the HOA Board has combined the General Meeting with the Spring Fling. Looking forward to seeing you there.

One major agenda topic at the General Meeting is the election of HOA Executive Officers for the coming year.

NOTE: If you would like to be considered to serve a year on the HOA Board, please be sure to let your willingness be known.

#### 2023 General Meeting & Spring Fling

Mark the date on your calendar now because we want you to join us.

**NOTE:** Attendees are requested to bring an appetizer and/or a dessert, plus their own drink.

### Title



1. It is time to update our annual Gardens of Oak Hollow Directory. Please let your Block Captain know if your information needs to be added or updated.
2. If you would like to be considered for one of the elected HOA Board position or to volunteer, please let your Block Captain or one of the HOA Board members know.

**Deadline: February 27**

#### Block Captains

- Misty Creek – Lynn Gilbert
- Shoal Run – Terry Hill
- Shadow Park N – Gordon Chace
- Shadow Park S – Louisa Adams
- Enfield Park E – Frances Menjivar
- Enfield Park W – Judy Hinnant

#### HOA Officers

- President – Suzanne Shive
- Vice President – Bart Baker
- Treasurer – Zane Chalfant
- Secretary – Donna Fritsch

### HOA Board Minutes

The minutes from the February 6 HOA Board Meeting has been posted on the HOA Page on our website (link below). Here is a summary of some key topics that were discussed.

## COVENANT

The Board recently received a complaint about existing covenant violations in the Gardens. A review of the complaint and a discussion with the HOA lawyer confirmed that the violations in question occurred 10 to 20 years ago and cannot be corrected. However, this review also highlights existing violations with the trash cans that must be addressed.

## GARBAGE CANS

The Covenants state: "All garbage will be placed in refuse containers and shall not be placed or permitted to remain at the front or rear of the dwelling either within the street or within the alley or upon the Lot, except on those days scheduled for garbage and refuse collection..." The HOA Board recognizes that trash cans in the alley are a Covenant violation. The entire Board concurred with trash cans being visible in the alley, as long as, neatly situated next to the house not in the alley. To change the covenant or restrictions regarding the trash cans requires 75% approval of the Community (one vote per house). NOTE: Look for information about the proposed language change and voting procedure.

## DUES

The annual HOA dues have been set at \$150 per household for a number of years. Your Board members are acutely aware of the consequences of not anticipating inflation going forward. The time has come to decide what we are willing to pay and/or to get physically involved in maintaining this beautiful area in which we live. The proposal on the table is to add a \$25 increase to the annual dues beginning in 2024. Share your ideas and concerns at the April 16 HOA General Meeting & Spring Fling.

## LEGAL FUND

Over the past year, our Community has been dealing with the "tree problem" on Jones Maltsberger just outside our fence. With the assistance of District 9 councilman Courage and his staff, there has been many positive moves. However, there is the HOA received a letter from the City of San Antonio (our city councilman) indicating the City is attempting to put the responsibility of property maintenance (including trees) on the property owners and/or the HOA. Therefore, the HOA Board is establishing a voluntary Legal Fund as a precaution. Share your ideas and concerns at the April 16 HOA General Meeting & Spring Fling.

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## Food For Thought - Part 2

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In the last newsletter, we identified our six Gardens of Oak Hollow Common areas - the front entrance and the five parking areas for guests and residents. As our neighborhood has matured, the Common areas have become attractive places to park and a congenial area to gather and enjoy. Just as the trees, shrubs and flowers are the oxygenators to our atmosphere; the Common areas are the heart and sole of our neighborhood.

In this newsletter, the focus is on how these areas are maintained. Currently, we have

contracted with Palm Heights Lawn Service to perform lawn mowing and edging on our Commons. Since 2019 these dependable folks have maintained our Commons. They have provided this reliable service since 2019 at the same price! The HOA Board is aware that these maintenance costs are overdue for an increase.

What is NOT known is how much of an increase it will be or WHEN.

### **TODAY**

The HOA Treasurer reports that the maintenance of the Common areas consumes an average of 64% of our HOA Dues income. Currently an average of 76 of our 81 homes (94%) contributing to the HOA annual dues fund. This revenue is VITAL to help maintain the current level of attractiveness.

In addition to the HOA dues, the Gardens has been enjoying the generosity of a number of residents over the years. This has been in the form of unsolicited extra donations to the HOA fund. We have also been fortunate to have several residents providing labor in the form of trash removal and general clean up along with lawn mowing, edging and hand watering. We have a highly educated individual in Agronomy, applying their lifelong experience and learned skills to our grounds for the past 20+ years. The combination of all our residents valued efforts has helped to keep the contractor's fee low while keeping the Gardens of Oak Hollow uniform and attractive.

### **FUTURE**

Your Board members are acutely aware of the consequences of not anticipating inflation going forward. The time has come to decide what we are willing to pay and/or

to get physically involved in maintaining this beautiful area in which we live.

The board decided to keep the current HOA dues at \$150.00 per household for 2023 and to consider a \$25 increase for 2024. This will be a good discussion topic for our upcoming March 13 HOA General meeting. It will also be a good opportunity to hear from you on ways to cover maintenance costs. We must ask ourselves: Have we become complacent in the face of generosity? What are our options for maintaining the level of attractiveness we have become accustomed to?

The choices are up to all of us ! The decisions we make today have a direct impact on the attractiveness of the community and the value of our homes tomorrow.

It all depends on us.

## **RANDOM ACTS of KINDNESS**

 in the **GARDENS**

Each year on February 17th, National Random Acts of Kindness Day grows in popularity as it encourages random acts of kindness

### **GARDEN OF OAK HOLLOW**

One of our neighbors suggested that we create our own monthly Community forum to acknowledge the actions that we observe. So, if you see something that you would to acknowledge - let me know and I will include it this space.

MARCH 2023: Thank you to Jim Pena - he has been seen sweeping off the street for his neighbors as well as himself. One of his neighbors wants to

**give Jim a BIG Thank You !!!**

