

BLUFFVIEW HEIGHTS

NEWSLETTER DECEMBER 2008



**By Mark Black
Bluffview Heights HOA, President**

Christmas, Hanukkah, and Holiday Greetings to our fellow Bluffview Heights neighbors!

This letter goes out to all our HOA neighbors in what many are calling rough economic times. You can't read the newspaper, watch the news, or go online without some sort of reminder of the recessionary impacts on the job market and the housing market around the country. Though our region has taken some hits, much of the doom and gloom prevalent in other parts of the country has managed to skip both Texas and the San Antonio area.

With all this going on, some question the need for an HOA. The main reason your HOA (and many others like it) exists is to maintain the home values of all the residents in our neighborhood. The difficulty in accomplishing that job description is usually proportional to two things: 1) the number of residents that never read all the legal papers they signed when they closed on their house, and 2) the number of residents that read those papers and choose to disregard the Bluffview Heights Declaration of Covenants, Conditions and Restrictions.

When it comes to our home values, we should all realize that there are things we can control, and things we cannot control. We cannot control the economy, but we can do our best to maintain our housing values by abiding by our Declaration of Covenants, Conditions and Restrictions.

When the S.A. Express News says that home values in the area are down 4% because of the current state of our economy, some might be able to place a dollar sign on how much those Declaration of Covenants, Conditions and Restrictions are worth to their home's value. The last time I drove through the neighborhood, I saw 6 or 7 "For Sale" signs. Hopefully all these owners get the price they are looking for, because for a variety of reasons, that could be any of us trying to sell our homes.

Other things we can do to increase the value of our HOA is to make it difficult for criminals to make a living in our neighborhood. The much discussed HOA auto decals will be out soon (see Bill Johnson's article). All this will do is make it easier to ID which vehicles actually "belong" to the neighborhood. Everyone has friends and family that visit, so please use some common sense and don't call in every single non-decal'd vehicle you see to 911. This is where it is important to not only be aware of your environment, but to also know who your neighbors are.

Earlier this year, SAPD's SAFFE Officers visited with many of our neighbors about crime in our area to inform our members of what they are doing right, and what they are doing wrong. Many of you saw the flyers I posted at the mailboxes advising everyone to **"leave your exterior lights on at night, lock your doors, lock your cars, and don't leave anything in plain sight that you would see in a pawn shop"**.

Believe it or not, we still have residents that find it difficult to make those very things a reality. I can walk through our neighborhood any night of the week, and only 60 of our houses have the lights on.

Guess which ones the bad guys are most interested in??? (Hint...96 homes minus 60 well lit homes equals 36 unlit homes) What you pay extra in electricity to light your home is probably less than your home insurance deductible.

If you make it easy for a criminal to take your belongings, he might return with friends. No disrespect meant to cat lovers out there, but the crime analogy I have told many in our HOA is, if you don't want stray cats, don't leave out food. SAPD's SAFFE Officers told several of our residents that there is a classification for owner-assisted theft that can be entered on a police report. That is, if you make it easy for the bad guys to take your stuff, it will become part of a legal document that your insurance company may find interesting.

Your HOA can not fulfill its full potential without volunteers willing to put in a few hours a month. Please go to our webpage at <http://www.bluffviewheights.org/> and see what is available to make your HOA a better place to live!

Please keep in mind that the Board of Directors cannot make everyone happy all of the time, but we can do our best to enforce the Declaration of Covenants, Conditions and Restrictions and protect the home values of our members.



**By Jesse Lares
Bluffview Heights HOA, Secretary**

Merry Christmas and Happy Holidays to All!

Hi, I'm Jesse Lares. I'm your new Board Member for Bluffview Heights.

I look forward to working with everyone, in the coming years.

Please keep in mind that Trash Containers need to be kept out of sight, except on trash days. Make sure all lawns are kept up, during the winter months. Power-wash driveways and walks, if necessary, and pay attention when parking that extra vehicle.

Parking on the wrong side of the road can cause confusion, for many neighbors and drivers. Please be aware of your neighbors, and park appropriately.

Last, but not least, watch your speed when driving through the neighborhood, especially around small children.

Happy New Year!



**By Bill Johnson
Bluffview Heights HOA,
Vice President/Treasurer**

December 2008 UPDATE

Happy Holidays Everyone!!! We need volunteers. We still have several committees that need to be chaired, and help with the ones already in place. The following committees need to be filled: Newsletter, Social, Advertising, and the Directory/Website. The directory portion of the Directory/Website committee is being handled, and will work in tandem with anyone interested in chairing the web portion, of this committee. Please call Debbie Moses, at MPOT, Mark Black, Jesse Lares, or me, if you have any interest, in helping out your neighborhood.

As stated in our May Update, all of the activity regarding Safety Issues and Officers, C.O.P. Programs, Newsletter Oversight /Writing and Creation, Regular Block-Parties, National Nights Out, Garage Sales, New Homeowner Greeting Committee, Kids Issues, Gardening Tips, Contests for the Best Landscaping requires **Volunteers**. Please take the time to volunteer your valuable services.

We have weathered a rash of home break-ins, automobile thefts and vandalism in our community, during 2008. Most of the culprits have been apprehended. We are mailing two security stickers to every household, as a direct result of 2008's crime activity. Please apply a sticker to the inside, front windshield, on the passenger side of your vehicles.

Additional stickers can be purchased from MPOT, for five dollars. An accurate accounting of privacy numbers will be kept by MPOT.

Please make a mental note of any unusual outsiders that do not belong, in our neighborhood, and be judicious with your assessments, before calling our SAFFE Officer (213-6489), or the police. Read Mark Black's comments, regarding appropriate identification, of suspicious vehicles. Please respect all of our neighbors' privacy, and be diligent when reaching any conclusions related to strange vehicles or suspected pedestrians walking through the neighborhood. Remember – our neighbors enjoy walking through our neighborhood, as well.

We now have online payment capability. If you choose to do so, you may now pay your semiannual HOA dues online. Go to our website @ www.bluffviewheights.org, and click on “**CLICK HERE**,” under PAY YOUR HOA DUES ONLINE! You will be linked to our bank, and you may pay by eCheck or Credit Card. Both options are visible, and there is *no charge* for the eCheck. There is a five dollar charge, for credit card charges. MPOT will send a form to follow, with this mailing. We will post instructions and forms, on our website. This is a great asset, for Bluffview Heights. Please take advantage of it, and call MPOT or Mutual of Omaha Bank @ 800 310-6552, if you have questions, or need assistance.

Have a wonderful Holiday Season!



REMINDERS OF SOME OF THE VIOLATIONS OUTLINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

- Campers, trucks, boats, boat trailers, recreational vehicles or accessories may not be kept on any Lot unless they are fully enclosed within the garage or are screened from view by a screening structure of fencing approved by the ACC, and said vehicles and accessories are in an operable condition.

- No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except for cats, dogs or other generally recognized household pets of a reasonable number, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further, than no more than four (4) adult animals may be kept on a single Lot. All such animals shall be kept in strict accordance with the San Antonio city ordinance and shall be restrained or controlled by a leash, except when they are confined within the boundaries of a private residence.
- No cans, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris shall be stored or maintained on any Lot where visible from any street except solely on a day designated for removal and shall be removed from view before the following day.

Please note that in the event you receive a violation letter from the management office, you must correct or contact the management office to advise when the violation will be corrected. If you do not correct the violation and/or contact the management office, the matter could be turned over to the attorney for enforcement and you will be responsible for all legal fees, which can be costly.

DIRECTORY

**By Donna Vinarskai
Bluffview Heights Directory Committee Chair**

I would like to extend to all our Bluffview Heights neighbors a very Merry Christmas and Best Wishes for the New Year. Thanks again to all of you who were instrumental in helping make the updated directory a reality this year. Without your help it would not have happened.

This kind of cooperative effort is what makes a neighborhood a great place to live. Don't forget to send any changes you may have, whether home or cell phone numbers and email addresses, to me at donnav@satx.rr.com. It's my desire to keep the directory updated on a regular basis for your use and convenience.

COMMUNITY ANNOUNCEMENTS

Hi my name is Jessica Johnson. I am 17 years old. I am a great babysitter and pet sitter. I can also just come by and take your animals for small walks, if you like. I love to baby-sit for friends and neighbors, and I am usually available. Please call me at 545-6259. Thank You.

Student offering Beginner Piano/Violin lessons for summer instruction. Experience in teaching ages 5-adult. Cost is \$10 for 1 hr lesson once a week. Learn to play for fun or performances. Contact Lacy at 495-9961 or at 13818 Morningbluff Dr. or by email at BachRules8@yahoo.com

NEW HOMEOWNERS

By Lisa Shaefer
Bluffview Heights HOA,
New Homeowners Welcome Chair

"Merry Christmas - I keep all of our new homeowners happy with a gourmet Marie Callender pie of their choice, and a notebook of essential information to help acclimate them to our neighborhood. Unfortunately I have noticed a good deal of homes for sale presently which will keep me busy in the New Year.

COMMUNITY REMINDERS!

Anyone soliciting in our neighborhood needs a LICENSE. If they do not have one you can call the police. Or you can obtain the name of the company they represent and report the name of the company to the management office, who will call them and ask them to stop soliciting in our neighborhood.

Please see that all pets wear nametags and abide by the leash law.

Neighbors don't appreciate having them mess in their yard or leaving footprints on their vehicles.

PLANNING HOME IMPROVEMENTS?



Prior to the initiation of construction or improvements upon any Lot, it is the owner's responsibility to submit to the Architectural Control Committee (ACC) a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, specifications of materials and exterior colors, and any other information deemed necessary by the ACC. The owner shall submit the identity of the individual or company intended to perform the work and projected commencement and completion dates.

"Improvement" is defined as any addition or change to the existing property, such as additions to homes, sidewalks, fences, landscaping, pool, patios, decks, flagpoles, basketball board, athletic equipment, radio/TV antennae, satellite dishes, backyard sheds, gazebos, exterior colors to home, changing of windows, etc.

If any change is made without approval or in violation of the restrictive covenants, the committee has the right to tell the homeowner to remove the improvement from their property.

Requests for ACC approval or correspondence with the ACC should be addressed to the Bluffview Heights Architectural Control Committee and mailed or delivered to the following address:

Bluffview Heights Homeowners Association
C/O Architectural Control Committee
7613 Tezel Road San Antonio, TX 78250
Phone 210-523-1320 Fax 210-523-0381