



## The Pony Express

An Oakmont Downs Homeowners Association Newsletter

April 15 2004

### SECURITY AND SAFETY CONCERNS

#### •• SAN ANTONIO POLICE/SMITH SECURITY SERVICES

Call the San Antonio Police about a crime taking place or for an emergency at 911, otherwise call the Police at 207-7273 and Smith Security at 681-8221

•• **Summary of Police Calls from Oakmont Downs-** During Jan/Feb two suspicious persons were reported on Stable Creek and Stable Ridge; eight miscellaneous calls were from Stable Pass, Stable Point, Stable Pond, Stable Road, Stable Farm and Stable Ridge; two burglaries of cars were reported from Stable Creek and Stable Ridge; and two disturbances were reported from Stable Ridge and Stable Trail. For further information visit [www.oakmontdowns.org](http://www.oakmontdowns.org).

•• **The San Antonio Fear Free Environment Officer (SAFFE) Officer** responsible for the Oakmont Downs community is Officer Carlos Madero, phone 210-207-7169. He can advise you about crime proofing your home. He works out of the S.A. Police Prue Station at 5020 Prue Road.

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### FROM THE PRESIDENT

The Board of Directors has decided to try a newsletter publishing company in an effort to reduce the costs of this newsletter and to ease the work of the volunteers that have put the newsletter together in the past. Please let us know if you enjoy this newsletter.

We are always looking for volunteers to help in our neighborhood. Please visit our web site regularly for information. We are currently looking for someone to plan and coordinate the various activities that the Board has tentatively planned for this year. If you have any experience

in planning events or if you are interested in helping out, please let any member of the Board of Directors know.

If you haven't been outside for a while, it is springtime! That means that grass and plants start growing and, oh no, we must start taking care of our yards. Please ensure that the grass stays mowed and your yard is maintained. This time of year is also a time for the children to play outside. So be extra careful around the neighborhood and watch for children. Especially while driving.

As always, if you have any problems or questions, please contact any [Board of Directors](#) member or call ProComm, our management company.

Daniel K. Schauer,

President, ODHOA

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## COMMUNITY CALENDAR

The following is the initial calendar for Oakmont Downs Community events. Specifics are subject to change as the year progresses.

**1. Board Meetings:** All Board meetings are open and interested residents are welcomed. All meetings normally start at 7:00 PM. on Tuesday Nights unless otherwise specified.

April 29, 04- 12422 Stable Pass

May 27, 04- 12303 Stable Pond

June 24, 04- 12307 Stable Pond

July 29, 04- 6319 Stable Downs

Aug. 26, 04- 6345 Stable Farm

Sep. 30, 04- 12422 Stable Pass

Oct. 28, 04- 12303 Stable Pond

Dec. 9, 04- 12307 Stable Pond

**2. Others:** Below is an initial annual calendar of Oakmont Downs Community events for 2004. As the year progresses some changes may which will be reflected in subsequent newsletters. This calendar is also posted on the [Oakmont Downs web site](#) and will be updated as needed.

••Community BBQ Picnic: Saturday, May 15, 04, from 4:00 PM to 7:00 PM.

••Neighborhood Garage Sale: Saturday morning, May 29, 04 from 9:00 AM to 12:00 noon.

••National Night Out: Tuesday, Aug. 3, 04

- ``Community BBQ Picnic: Saturday, Sep. 11, 04, Sat. 4:00 PM to 7:00 PM.
  - ``Halloween at the Park: Sunday, Oct. 31, 04, 7:00 PM to 9:00 PM
  - ``Annual Meeting: Tuesday, Nov. 9, 04, 6:30 refreshments, 7:00 Meeting
  - ``Holiday Home Decorations: Homes may be decorated starting Monday, Nov. 15, 04
  - ``Holiday Gate Decorations: Saturday, Nov. 20, 04, 9:00 AM. Volunteers are needed.
  - ``Visit with Santa Claus: Sunday, Dec. 5, 04
  - ``Judging of Decorated Homes: Saturday, Dec. 18, 04, after 7:00 PM
  - ``Removal of Gate Decorations: Saturday Jan. 8, 05, 9:00 AM. Volunteers are needed.
  - ``Removal of Home Decorations: Homes should have decorations removed by Monday, Jan. 31, 05.
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## COMMUNITY INTERESTS, ISSUES, IMPROVEMENTS

### A. The Gripe List

``Over Growth of Plants- Residents are cautioned that with the maturing of plants, they should monitor their plants to assure that they do not extend over sidewalks and streets in such a way to block their use; plants should also not cover up home addresses or street names. Overgrown plants can cause problems for emergency vehicles in identifying a particular home. San Antonio City Codes also prohibit obscuring addresses and street names by plants and obstruction of sidewalks and streets by overgrown plants.

`` Protection from Loose Dogs- An Animal Control Center representative recommended that if a person, while walking, jogging, or in front of their home, should encounter a free running aggressive dog, they should use pepper spray, to protect themselves from the dog.

``Free Running Dogs without Leashes- San Antonio has a leash law which requires that dogs outside of the yard must be controlled by a leash. Any dumping by the dog should also be picked up.

### B. Volunteers In Action

The following residents volunteered to remove both gates decorations on Jan. 10, 04: Carol A. Fulton, Ken Smith, Tom and Deborah Korinchock, Ginny Gomez-Leon, Matt Zahodnik, Dan Schauer, Cheryl Balthazor, Bill Pazak and Jerry Donehew. Many thanks to you from the community for participating in this activity.

The following residents volunteered to plant spring flowers at the north gate and the T formed by Stable Oak and Stable Downs on March 20, 2004- Tom and Deborah Korinchock, Cynthia Pardinek, Randall Yarbrough, and Jerry Donehew.

Also on the morning of March 20, 2004 some driver ran over the center island at the north gate and hit a large rock, destroyed a Mountain Laurel, and damaged one light shining on the Mountain Laurel. Tom, Randall, and Jerry replaced the rock and finished cutting down, cutting up and disposing of the Laurel. A new Mountain Laurel will now need to be purchased and planted where the other one was and the light will have to be repaired.

**C. Oakmont Downs Loses and Gains a ProComm Manager** - Ms. Kathy Bowers, after being the Manager for Oakmont Downs for about two years, left ProComm for another position. Kathy worked very diligently for Oakmont Downs and will be missed. Ms. Carol Flores has replaced Kathy. Carol's address is the same as Kathy's. Her phone number is 403-8154 ext 252 and her email address is [cflores@procomm-pmg.com](mailto:cflores@procomm-pmg.com)

**D. Pony Express Gets New Publisher** - At the February meeting, the Board approved a contract with [Neighborhood News](#) to publish the Pony Express 6 times a year. The Pony Express will be published the 15th of February, April, June, August, October, and December. Articles will need to be prepared by or for the editor and submitted to Neighborhood News no later than the 1st of the month of publication. Articles prepared by other than the Editor should be submitted to the editor a couple of days before the 1<sup>st</sup> of the month. Neighborhood News will obtain all advertisers, do the layout, print and mail the Pony Express. The only cost to the Association will be the bulk rate mail cost of about 25 cents a copy. About 347 copies are mailed. In the past the Association was spending about \$500 to prepare the Pony Express plus postage at 37 cents a copy. This is a substantial savings to the Association.

The Neighbor News is located at 3740 Colony Drive, Ste. 120, SAT 78230. Their phone number is 558-3160. They currently publish newsletters for about 40 Home Owners Associations mostly in the northern part of San. Oakmont Downs' residents advertising in the Pony Express receive a 10% discount. Inquires about advertising in the Pony Express may be directed to Margot Spiekermann at Neighbor News, phone number 558-3160. Residents may also submit free non-commercial classified ads (garage sales, lost pets etc.) of three half page lines (limit 42 characters per line) to Sam Greenberg at 690-5384 by email [gammymtexas@aol.com](mailto:gammymtexas@aol.com) or letter.

The community owes Mr. Sam Greenberg, former Chair, Advertising Committee, many thanks for discovering Neighbor News and leading the Association to this contract. Sam worked himself out of an advertising job!

## **E. Community Needs**

- 1. Political Action Committee-** Person(s) interested in forming a Political Action Committee and representing the community in addressing our concerns to political leaders is/are requested to convey their interest to one of the Board Members.
- 2. Lawyer at Oakmont Downs-** If you are a lawyer living in Oakmont Downs and would be interested in volunteering your time to advise the Board on legal concerns, please contact one of the Board members.
- 3. Person to Complete West Gate Monument-**The West Gate monument has been completed except for placing a horse in the upper portion of the white area. If anyone knows someone who could do this for us please inform a member of the Board or our ProComm Manager.

**4. Community Activities Committee Chair-** The Association has several community activities scheduled and is in need a person to plan and coordinate the activities. If you are willing to volunteer for this service to the community, please inform a member of the Board or our ProCom Manager.

**F. Sports Court at the Park Feasibility Study-** The Board at its February meeting approved a feasibility study for a sports court at the park to be located in the large vacant area between the swing sets and the east fence. Three builders have been contacted and they have come to the site to see the situation and to make suggestions and to submit a bid. The minimum court in consideration is a 40 by 80 feet basketball court with goals at each end. A net system would be installed across the center to support tennis and volley ball. A bouncing board is also under consideration. In addition, the court could also be used for skate boarding and roller blading as well as for street hockey. The court would be cement with a protecting green surface. A second gate would be built into the fence near the court and a sidewalk leading to the court from the street would also be placed.

Additional modules for consideration would also be a U shaped tall fence at the south end of the court to prevent basketballs from going over the south fence into the drainage ditch; night lighting to permit use of the court at night; a motion censor light to detect unauthorized use after 10:00 PM; and a couple of benches on the side of the court.

The bids should arrive before the meeting of the Board in April. The bids will be reviewed and one or more alternatives selected. Because of the potential cost of this project, selected proposals will be submitted to homeowners for consideration and approval.

**G. Community Bulletin Board-** The community bulletin board has been installed on Stable Pass near the mail boxes close to Stable Farm. The purpose of the bulletin board is to give residents a place to post notices and the Association to post information. The bulletin board is locked to provide security and environmental protection for posted notices. Access to a key will be detailed on the bulletin board.

**H. Ant Mounds-** Rogers Gardens has been contracted to treat the many ant mounds, in the park and the two gate entrances, with a once a year treatment. They will follow up if mounds appear after the initial treatment.

**I. Family Events-** If you are interested in submitting an article or sending us information about important events in your family, please contact Judy Greenberg, 690-5384. They will be published in the next newsletter.

**J. What to Do About Lost/Found and Nuisance Pets**

#### Register Your Pet

If you have a pet please register them at Oakmont Downs online ([www.oakmontdowns.org](http://www.oakmontdowns.org)) to have your pet returned to you if found by an Oakmont Downs Home owner..

#### If You Find a Lost Pet

Go online to [www.oakmontdowns.org](http://www.oakmontdowns.org) to see if pet was registered by owner or was reported lost.

If no information is available contact:

1. The Express-News has free classified ads for found pets.
2. Call "Man and Beast" at 590-7387 they have a list of lost and found animals.
3. San Antonio radio station KSMG Magic 105.3 ([www.magic1053.com](http://www.magic1053.com)) has a free lost and found page.
4. Notify the Humane Society at 226-7461 and the Animal Defense League at 655-1481. People might contact them to see if they have their pets. Both the Humane Society and the Animal Defense League here in San Antonio accepts animals on a space-available basis. They do not euthanize the animals.
5. Make signs about the found pet and post it all around the neighborhood.

### If You Have Lost Your Pet

If you have lost your pet, check "Lost and Found" at [www.oakmontdowns.org](http://www.oakmontdowns.org) and then call Animal Control at 207-6650. They are located at 210 Tuleta (behind the zoo in Brackenridge Park). You will have to go there in person to see if your pet is there. Animals without identification are held only for 2 working days then euthanized.

Then follow steps 1 thru 5 listed above.

### Animal Abuse or Neglect

Finally, if you see an animal being neglected or treated badly call Animal Neglect at 207-6650.

### Animal Nuisance

Animal Nuisance is covered under the same code. "The keeping of an animal which barks or whines in such a manner, with such intensity or with such continued duration, so as to annoy, distress or disturb the quiet comfort or repose of persons of normal nervous sensibilities within the vicinity of hearing thereof." Call 311 and register your complaint leaving your name and telephone number. They will send an inspector out and issue a citation if warranted. If a neighbor's dog is pushing the fence to get out and barking at passersby's call Animal Care Supervisor at 207-6656.

Judy Greenberg

### **K. COMPUTER VIRUS'**

Virus' can be scary and annoying. At one time our best defense against a computer virus was to never open an e-mail from someone you don't know. Many virus designers are now making viruses that go into a person's address book and pick a name at random. The virus then sends itself to everyone else in the address book using that person's name as the sender. People will get an e-mail with the virus that looks like it is from you. You may get e-mails from their virus protection program saying that the message was undeliverable. If you get one of these messages just remember, the virus probably was not even sent by you. Your best defense is to buy and install a good anti-virus program such as McAfee. This program will scan all attachments in e-mails and destroy any viruses.

Because of the scare of viruses, hoax viruses have also flourished. These are e-mails you get from well-meaning friends telling you to check your computer for a certain file. This file, they tell you, is a nasty virus and needs to be deleted. Most of the time this file is actually a part of the windows operating system and deleting it could damage your computer. When in doubt you can check the validity of these e-mails by going to "http://www.truthorfiction.com" and check to see if it may be a hoax. This is also a good site to debunk those Urban Legends people send you as well!

Pam Bogen  
12235 Stable Road Dr.  
San Antonio, TX 78249  
(210) 558-3007  
bogenwebs.com

**L. Oakmont Downs Web Site-** This site was established for your use. Most of the site is informational but several programs require your input to be of value. These programs are the Bulletin Board, the Pet Registration, and the Community Interest Form. All residents with internet capability are encouraged to register with these programs to maximize their usefulness. Below is a table that shows the organization of the web site.

## Oakmont Downs Website

[www.oakmontdowns.org](http://www.oakmontdowns.org)

Opens with Mission Statement and Four Options

<u><a href="#">BUSINESS</a></u>	<u><a href="#">NEIGHBORS</a></u>	<u><a href="#">GOVERNMENT</a></u>
<a href="#">Leadership</a>	<a href="#">On-Line Interest Form</a>	<a href="#">Representatives</a>
<a href="#">Management</a>	<a href="#">Interest Form Results</a>	<a href="#">Voting Site</a>
<a href="#">Map of Homes</a>	<a href="#">Oakmont Downs Yahoo Group</a> (bulletin board)	<a href="#">Property Taxes</a>
<a href="#">Pavilion</a>		<a href="#">Property Appraisal for Taxes</a>
<a href="#">Covenant</a>	<a href="#">Pet Registration</a>	<a href="#">SA Code of Ordinances</a>
<a href="#">By-Laws</a>	<a href="#">Lost and Found Info</a>	<a href="#">Schools</a>
<a href="#">Newsletter</a>	<a href="#">Search Pet Registry</a>	<a href="#">Local Government Offices and Businesses</a>
<a href="#">Crime Report</a>	<a href="#">Christmas at Oakmont Downs</a>	
<a href="#">Calls to Police</a>	<a href="#">Calendar of Events</a>	
<a href="#">Sex Offenders</a>	<a href="#">Archives</a> of Old Association activities	
<a href="#">Board Meeting Minutes</a>		
<a href="#">Home Owners Association</a>		

## BOARD MEMBERS AND OFFICERS FOR THE ASSOCIATION

Daniel Schauer, President, phone 699-9332, email address [dschauer@satx.rr.com](mailto:dschauer@satx.rr.com)

Victor Hernandez, Vice President, phone 696-2165, email address is [victor\\_hh@yahoo.com](mailto:victor_hh@yahoo.com)

Tomas Korinchock, Treasurer, phone 694-4343, email address [tkorinchock@satx.rr.com](mailto:tkorinchock@satx.rr.com)

Gerald R. Donehew, Secretary, phone 558-6681, email address [gdonehew@aol.com](mailto:gdonehew@aol.com).

Alex Davila, Director, phone 561-9402, email address is [boauntie2000@aol.com](mailto:boauntie2000@aol.com)

Carol Flores, ProComm Representative for Oakmont Downs, phone 403-8154 ext 252, email address [cflores@procomm-pmg.com](mailto:cflores@procomm-pmg.com)

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## BOARD COMMITTEES

### .. CHAIR, ARCHITECTURAL CONTROL COMMITTEE

Ken Smith, ACC, phone 558-8505, email address: [kvsmith\\_2000@yahoo.com](mailto:kvsmith_2000@yahoo.com)

### .. CHAIR, PAVILION COMMITTEE

Sharon Fajkus is in charge of Pavilion reservation personal or group. She may be made by called at phone 690-8968, email address [dfajkus@ev1.net](mailto:dfajkus@ev1.net). Find out more about the Pavilion and Park at [www.oakmontdowns.org](http://www.oakmontdowns.org) under BUSINESS.

### .. WEBMASTER

Pamela A. Bogen, phone 210-558-3007, email address: [hchs16@yahoo.com](mailto:hchs16@yahoo.com). You can find out more about Pam at her web site [www.bogenwebs.com](http://www.bogenwebs.com).

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## CLASSIFIED ADS

**Attention Homeowners:** Now you can place classified ads free of charge (limit 3 half lines) in the Pony Express, the Oakmont Downs Newsletter. For classified ads please contact Sam Greenberg at 690-5384.

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## FINANCIAL INFORMATION

As of 3/11/04 four members were 120 days behind in their association dues, twenty one were

61-90 days behind, and one was 30 days behind.

As of 2/29/04, the Association has year to date income of \$4,256.09 with year to date expenses of \$2,811.46. The two largest expenses have been Administrative Expenses of \$1,177.46 and Landscaping of \$680.70.

As of 2/29/04, the Association had \$16,564.18 in the checking account, \$9,713.36 as reserve funds and \$12,142.57 in a Money Market account.

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## RESIDENT VIOLATIONS

During the months of Jan and Feb 04 one violation letter about building a covered patio without ACC approval was sent, 12 were sent about improper storage of basketball goals, four were sent about improper storage of trash containers, one about improper storage of a boat, and two about painting the trim of a house without ACC approval.

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## BOARD OF DIRECTORS MEETINGS AND ACTIONS

Board Meeting, complete minutes are also posted on the Oakmont Downs web site under BUSINESS as [BOARD MEETING MINUTES](#).

### Board Meeting Dec. 18, 2003

**Unfinished Business-** Based on mail out ballots, Dan Schauer and Thomas Korinchock were elected as board Members. The amendment to the By-Laws to change the annual meeting quorum from a third to 10% of homeowners was approved.

**New-Business-** Ms. Bogen will create a pet registration system for the web site. An expression of thanks was given to Mr. Moczygamba for serving on the Board. Officers of the Board were elected and are: Dan Schauer- President, Victor Hernandez- vice President, Thomas Korinchock- Treasurer, Jerry Donehew-Secretary, and Alex Davila- Member at Large.

### Board Meeting Jan. 17, 04

**Unfinished Business-** . The Board will try to publish a new Directory in 2004. The attorney is preparing the revision of the By-Laws to be published in the Pony express.

**New Business-** A tentative calendar for 2004 for community events was approved. New projects such as sun blocking siding for the Pavilion, the preparation of space behind the fence at the park, additional park improvements, and installation of small bulletin boards at each set of mail boxes were discussed.

### Board Meeting Feb. 26, 04

**Reports-** Representatives from Neighborhood News presented information and the Board approved to let them publish the Pony Express Newsletter. The Newsletter will be published six

times a year.

**Unfinished Business-** The budget for 2004 was approved. The Board approved the installation of the large Bulletin board on Stable Pass. The Board approved a contract with Roger's Gardens to treat all common areas for ants. A feasibility study for installing small bulletin boards at each mailbox location was approved. The Board approved membership of the Association in the Neighborhood Resource Center.

**New Business-** A feasibility study for a sports court at the park was approved.

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## EDITOR

Gerald R. Donehew, 6345 Stable Farm, phone 558-6681, email address: [gdonehew@aol.com](mailto:gdonehew@aol.com)

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## FROM THE EDITOR

Have you seen any hillbillies in the community lately? We do have some. On my morning walks, with my neighbor Loran Hayes, we have taken up the habit of carrying a plastic grocery sack. We pick up the droppings of these hillbillies at the gates and in the streets. Each morning we fill a sack. We then box and ship the garbage back to the hills where the Billies left their garbage containers.