



# The Pony Express

Date: April 2005

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## FROM THE PRESIDENT

How well do you know your neighbors? Do you know their first names, their children's names, how about the names of their pets? To some these may seem like silly questions as they would simply reply "of course I know my neighbors names we talk all the time." Well, others they would say "I like my privacy so why do I need to get to know those who live around me?" There are several reasons to get to know your neighbors. The first reason that comes to mind is security. By knowing those that live around you you're more aware of who does and doesn't belong in your neighborhood. The second reason is it's always easier to settle small disputes, before they become large problems when you know each other. Finally the best reason is you stand a chance to make some good friendships which could last a life time. My parents use to live in Cape Coral Florida and moved to Seguin, Texas seven years ago. Two of their old neighbors came for a visit and realized how much they missed each other and have since moved to Seguin. With the weather in San Antonio starting to warm up and maybe before it gets too hot why not get together with your neighbors and have a barbeque or pot luck get together and talk with your neighbors and make some new friends.

Ken Smith

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## SECURITY AND SAFETY CONCERNS

### ◆ SAN ANTONIO POLICE

Call the San Antonio Police about a crime taking place or for an emergency at 911, otherwise call the Police at 207-7273.

◆ **Summary of Police Calls from Oakmont Downs-** During Jan.- Feb. 2005, police were called for the following reasons: Burglary of Vehicle-5, Disturbance-4, Miscellaneous-5, Burglary-2, Theft- 1, Suspicious Vehicle- 2, Suspicious Person- 1, Criminal Mischief- 2, Minor Accident-2, Hold up of Home- 1, Missing Person- 1.

◆ **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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## COMMUNITY CALENDAR

The following is the initial calendar for Oakmont Downs Community events during 2005. Specifics are subject to change as the year progresses.

◆ **Board Meetings:** All Board meetings are open and interested residents are welcomed. All meetings normally start at 7:00 PM. on the last Thursday Night of each month unless otherwise specified. The Board will meet each month at the Boone Elementary school library, except in June and August when the Board will meet in the home of Gloria Sanchez at 12206 Stable Square Drive.

April 21, 2005

May 26, 2005

June 23, 2005

July 2005- no meeting

August, 25, 2005

September 22, 2005

October 27, 2005

November 2005- no meeting

December 8, 2005

◆ **Neighborhood Garage Sale:** May 7, 2005, Saturday, 9:00-12:00 AM

◆ **Community BBQ Picnic:** May 14, 2005, Saturday, 4:00–7:00 PM, at the Park

◆ **National Night Out:** August 2, 2005, 7:00-Finish

◆ **Judging of Halloween Home Decorations:** Oct. 21, 2005, Friday, after 7:00 PM

◆ **Halloween at the Park:** Oct. 30, 2005, Sunday, 5:00-7:00 PM, at the Park

◆ **Annual Meeting:** November Nov. 15, 2005, Tuesday, 6:30-9:00 PM, San Antonio Christian Church

◆ **Holiday Home Decorations:** Homes may be decorated starting Nov. 15, 04

◆ **Holiday Gate Decorations:** November 19, 2005, Saturday, 9:00-Finish AM, Volunteers are needed.

◆ **Judging of Holiday Decorated Homes:** December 17, 2005, Saturday, after 7:00 PM

◆ **Removal of Gate Decorations:** January 7, 2005, 9:00-Finish AM, Volunteers are needed.

◆ **Removal of Home Decorations:** Homes should have decorations removed by Jan. 31, 06, Tuesday

◆ **Yard of the Month Award:** April thru September 05

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## COMMUNITY INTERESTS, ISSUES, IMPROVEMENTS, EVENTS

**A. New Storage Area-** Because of need for more space, the Board decided to terminate their contract with U-Hall Self Storage on Eckert and go with Noah's Ark on Babcock. Besides providing more storage space, Noah's Ark is much closer and more convenient. The Association needed more space due to accumulation of items to include about 6 large rubber maid storage containers for holiday decorations, 9 metal stands for signs, about 20 signs used at the gates for community information, four large round holiday reefs, artificial Christmas tree, a large 6 X 12 foot neighborhood garage sale banner, and the sound system used at the pavilion in the park

**B. Board Decisions-** The Board has made the following decisions:

1. To terminate the contract with Smith Security because the Board thought better use could be made of the funds. The Smith Security Signs will remain up as a possible deterrent to outsiders.
2. To obtain a larger storage area for accumulated items.
3. To honor the best Halloween decorated home.
4. To repaint the white fence at the north gate using a contractor.
5. To repair two holes in the columns at the Pavilion with volunteers.
6. To leave the Community Bulletin Board on Stable Pass unlocked.

7. To appoint Gloria Sanchez to the Association Board to serve out the remaining two years of Dan Schauer's term who resigned.
8. To appoint Bill Pazak as Chair, Architectural Control Committee.
9. To hold monthly Board Meetings at Boone Elementary School Library.
10. To move Association funds from Frost National Bank to Community Association Bank.
11. To coat the pavilion benches with a weather protector by volunteers.
12. To have landscape areas of both entrances planted with spring flowers by a contractor.
13. To add rain/freeze sensors to sprinkler systems.
14. To replace the benches in the park with plastic coated benches.

**C. Once More a Nuisance Alarm-** On Feb. 24, 05, the community was once more entertained all day by a house alarm. Once more residents are requested to trust a neighbor with a key and a code or at least with your work phone so if your alarm goes off while you are absent, action can be taken to put it to sleep.

#### **D. Have You Heard These**

**Story about Irish Wives-**Three men were sitting together bragging about how they had given their new wives duties.

The first man had married a woman from Albania, and bragged that he had told his wife she was going to do all the dishes and house cleaning that needed done at their house. He said that it took a couple days but on the third day he came home and saw a clean house and the dishes were all washed and put away.

The second man had married a woman from Korea. He bragged that he had given his wife orders that she was to do all the cleaning, dishes, and the cooking. He told them that the first day he didn't see any results, but the next day it was better. By the third day, his house was clean, the dishes were done, and he had a huge dinner on the table.

The third man had married a Galway woman. He boasted that he told her that her duties were to keep the house cleaned, dishes washed, lawn mowed, laundry washed and hot meals on the table for every meal. He said the first day he didn't see anything, the second day he didn't see anything, but by the third day most of the swelling had gone down and he could see a little out of his left eye.

**Poker Game-**Six retired Floridians were playing poker in the condo clubhouse when Meyerwitz loses \$500 on a single hand, clutches his chest, and drops dead at the table. Showing respect for their fallen comrade, the other five continue playing standing up. Finkelstein looks around and asks, "So, who's gonna tell his wife?" They cut cards. Goldberg picks the two of clubs and has to carry the news. They tell him to be discreet; be gentle; don't make a bad situation any worse. "Discreet? I'm the most discreet person you'll ever meet. Discretion is my middle name. Leave it to me." Goldberg goes over to the Meyerwitz apartment and knocks on the door. The wife answers and asks what he wants. Goldberg declares, "Your husband just lost \$500 and is afraid to come home." "Tell him to drop dead!" says the wife. "I'll go tell him," says Goldberg.

#### **E. A Few Words About Your Clothes Dryer**

A warning about dryer sheets used in clothes dryers- Dryer sheets cause a film over the filter mesh which prevents air flow which can cause the heating unit to burn out prematurely. This film cannot be seen. The best way to keep your dryer working for a very long time (and to keep your electric bill lower) is to take that filter out and wash it with hot soapy water and an old toothbrush (or other brush) at least every six months. This makes the life of the dryer last at least twice as long.

## **F. Abduction Precautions for Women**

1. Tip from *Tae Kwon Do*: The elbow is the strongest point on your body. If you are close enough to use it, do!
2. If a robber asks for your wallet and/or purse, **DO NOT HAND IT TO HIM**. Toss it away from you....chances are that he is more interested in your wallet and/or purse than you, and he will go for the wallet/purse. **RUN LIKE MAD IN THE OTHER DIRECTION!**
3. If you are ever thrown into the trunk of a car, kick out the back tail lights and stick your arm out the hole and start waving like crazy. The driver won't see you, but everybody else will. This has saved lives.
4. As soon as you get into your car after shopping, **LOCK THE DOORS AND LEAVE**. The predator will be watching you, and if you delay your departure, this is the perfect opportunity for him to get in on the passenger side, put a gun to your head, and tell you where to go.
5. Be aware: look around you, look into your car, at the passenger side floor, and in the back seat.
6. If you are parked next to a big van, enter your car from the passenger door. Most serial killers attack their victims by pulling them into their vans while the women are attempting to get into their cars.
7. Look at the car parked on the driver's side of your vehicle, and the passenger side. If a male is sitting alone in the seat nearest your car, you may want to walk back into the mall, or work, and get a guard/policeman to walk you back out.

**IT IS ALWAYS BETTER TO BE SAFE THAN SORRY.** (And better paranoid than dead.)

8. **ALWAYS** take the elevator instead of the stairs. (Stairwells are horrible places to be alone and the perfect crime spot).
9. If the predator has a gun and you are not under his control, **ALWAYS RUN!** The predator will only hit you (a running target) 4 in 100 times; And even then, it most likely **WILL NOT** be a vital organ. **RUN!**
10. **DO NOT BE SYMPATHETIC** toward an apparent handicap person: It may get you raped, or killed. Ted Bundy, the serial killer, was a good-looking, well educated man, who **ALWAYS** played on the sympathies of unsuspecting women. He walked with a cane, or a limp, and often asked "for help" into his vehicle or with his vehicle, which is when he abducted his next victim.
11. If you hear a crying baby on your porch or near a window, call the police. Whatever you do, **DO NOT** open the door. A serial killer may have a baby's cry recorded, and use it to coax a woman out of their homes thinking that someone dropped off a baby.

**G. Budget for 2005 and Balance Sheet for the Association-** Enclosed, is an insert to the newsletter, is a 2005 budget and a Balance Sheet dated Jan. 31, 2005 for the Association. You can study these two documents to determine an opinion on the financial status of the Association. If you have any concerns, you may address them to any Board Member and/or at a monthly Board Meeting.

## **H. Short Bio of New Leadership**

1. Gloria A. Sanchez, Director- Gloria is a San Antonio native who has lived for 7 years in Oakmont Downs. She has a BA from St. Mary's University and a MA from University of Texas, San Antonio. She has three children and is now a retired school teacher.

2. William J. Pazak, Chair, Architectural Control Committee - Bill and his wife Donna have lived in Oakmont Downs for 10 years. Bill is the President of Food Service Brokerage Company and has a BS in Landscape Architecture. He has had previous HOA experience as Vice president, Annehurst Village HOA. Loesteaville, Ohio. Bill also works as a volunteer at Christi Santa Rosa Hospital Medical Center on Sundays.

3. Tom Korinchock, Vice President- My family and I have enjoyed living in Oakmont Downs for the past Eleven years. I work at North Side School District in the facilities and operations department as a plumbing supervisor. This will be my second year serving on the board of the homeowners association. Funding for replacement of association assets, maintenance of entrance way and pavilion property and community social activities will be my priorities while on the board. Being involved in the neighborhood has been a worthwhile endeavor.

## **H. From The Architectural Control Committee (ACC)**

Some of the fences in our neighborhood are in need of repair or could soon need to be replaced. If you're only replacing or securing the few damaged or loose fence pickets then you do not need to obtain architectural control committee (ACC) approval. However, if you are replacing the entire fence then you will need to submit an ACC improvement request form to Pro Comm. The reason an ACC improvement request form is needed for fence replacement is to ensure the new fence meets with Oakmont Downs Covenants. I'm sure we have all driven by subdivisions who have no restrictions on the type or size of fencing and thought how terrible it looked to have a six foot horizontal woven next to a seven or eight foot wooden fence. Well, those types of subdivisions don't tend to be an appealing place to live and I'm sure this has an affect on how quickly the properties sell. Please take the time to keep your fence in good shape and accomplish the ACC improvement request as required.

## **I. Community Improvements**

Have you noticed the extra two layers of landscape bricks on the front curve of the island of the northgate? They were put there along with additional dirt to improve the survival of the plants planted in that area. Inefficient sprinkler heads were replaced with new sprinkler heads. Our thanks to Cindy Pardenik and Tom Korinchock for laying down the brick.

In the Park Pavilion, two of the columns had their panels damaged. They were recently repaired by Ken Smith and Matt Zahodick. Our thanks to them for keeping the Pavilion in good repair.

In the near future the Board plans to sponsor a spruce up of the landscape area in front of the Pavilion, plant flowers at the north entrance T, and spray paint the lampposts at both entrances. Volunteers will be needed to help with these projects. Please contact any board member for details if you want to help.

Sometime in April spring flowers will be planted at both entrances by a contractor.

**J. Easter Egg Role in the Park-** On Saturday morning before Easter Sunday, the children of this community along with their parents hunted Easter eggs until they were out of breath. About 50 children and parents participated in the program. Two children found prize eggs and were given \$10 gift certificates. In addition to the egg hunt snacks and drinks were provided. Many children took the opportunity to play on the swing sets and the Playscape. Pam Bogen took pictures. Look for them on our website. Our thanks to Tom and Debbie Korinchock for planning the event and Pam Bogen, Ken Smith and Gloria Sanchez for helping to make the event work.

**K. Near Future Community Events-** Please remember that Yard of the Month awards will start in April and one each month will be award thru and including September. The Neighborhood Garage Sale will be on May 7,

2005, Saturday, 9:00-12:00 AM and the Community BBQ Picnic will on May 14, 2005, Saturday, 4:00-7:00 PM, at the Park

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### **BOARD MEMBERS AND OFFICERS FOR THE ASSOCIATION**

Ken Smith, President, phone 558-8505, email address: kvsmith\_2000@yahoo.com  
Tomas Korinchock, Vice President, phone 694-4343, email address: tkorinchock@satx.rr.com  
Pam Bogen, Secretary, phone 558-8505, email address: hchs16@yahoo.com  
Alex Davila, Treasurer, phone 561-9402, email address: thithi2004@sbcglobal.net.  
Gloria Sanchez, Director, phone 690-1836, email address: Gssa1228@aol.com  
Carol Flores, ProComm Representative for Oakmont Downs, phone 403-8154 ext 252, email address: dflores@procomm-pmg.com

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### **BOARD COMMITTEES**

#### **◆ CHAIR, ARCHITECTURAL CONTROL COMMITTEE**

Bill Pazak, phone 699-3465, email address: billpazak@stic.net

#### **◆ CHAIR, PAVILION COMMITTEE**

Sharon Fajkus is in charge of Pavilion reservation personal or group. She may be called at phone 690-8968, email address: 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. You can find out more about Pam at her web site [www.bogenwebs.com](http://www.bogenwebs.com). You can find out more about Oakmont Downs website at [www.oakmontdowns.org](http://www.oakmontdowns.org).

#### **◆ NEWSLETTER EDITOR**

Jerry Donehew, phone 210-558-6681, email address: gdonehew@satx.rr.com.

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### **FINANCIAL INFORMATION**

As of 2/28/05, the Association had \$17,392.60 in the checking account, \$23,702.88 as reserve funds.

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### **RESIDENT VIOLATIONS**

During the month of Jan, Feb. letters of violation were issued for the following:

Fence slats need repair-28, Trash/Debris improperly stored-10, Portable Basket Ball Goals improperly stored-3, Nuisance dog-1, Recreational vehicle improperly stored- 1

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### **EDITOR**

Gerald R. Donehew, 6345 Stable Farm, phone 558-6681, email address: gdonehew@aol.com

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### **FROM THE EDITOR**

Oh my aching back!!! Like many of you I am trying to get my yard ready for the growing season. I have planted new plants, transplanted others, eliminated some, trimmed, fertilized, insecticided, and fungicided. Now I have muscleitis. The only cure I know for this is lazyitis but my wife, Clary, has vaccinated me for this with her honey do vaccine. She has been quite alert to any relapses I might have and she quickly gives me another shot. Really I believe that when I married her I got more than I bargained for, but that is OK, because I got more in

the bargain than she did. So I guess I will just have to continue to suffer from my muscleitis in taking care of her honey do list.