



The Pony Express

An Oakmont Downs Homeowners Association Newsletter

Jan. 16, 2004

(Read this newsletter also at www.oakmontdowns.org under NEWSLETTERS)
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SECURITY AND SAFETY CONCERNS

SMITH SECURITY SERVICES

Any resident seeing suspicious activity may call Smith Security at 681-8221.

SAN ANTONIO POLICE

If a crime is observed call the San Antonio Police at 207-7273 as well as Smith Security. If the crime situation is an emergency call 911.

Summary of Police Calls from Oakmont Downs- *During Sept. 03*, two calls were for thefts and they were from Stable Farm and Stable Fork. Two calls for criminal mischief were from Stable Pond. ***During Oct. 03***, two calls were for burglary from Stable Wood and one was for a disturbance from Stable Downs. ***During Nov. 03***, a burglary of a vehicle was reported from Stable Pass, a vehicle was stolen from Stable Ridge, one miscellaneous crime from Stable Point and one threat from Stable Ridge. ***During Dec. 03***, five calls were for disturbances on Stable Farm, Stable Knoll, Stable Ridge, and Stable Trail. Two calls were for thefts on Stable Road and Stable Square. Four calls were for miscellaneous reasons on Stable Brook, Stable Pass, and Stable Pond. One call was for a missing person report on Stable Square. For additional information on these calls as well as for other types of calls see paragraph J.

The San Antonio Fear Free Environment Officer (SAFFE) Officer responsible for the Oakmont Downs community is Officer Carlos Madero, phone 210-207-7169. Officer Madero works out of the S.A. Police Prue Station at 5020 Prue Road.

BOARD MEMBERS AND OFFICERS FOR THE ASSOCIATION

Daniel Schauer, President, phone 699-9332, email address is schauerdk@juno.com.
Victor Hernandez, Vice President, phone 696-2165, email address is victor_hh@yahoo.com
Gerald R. Donehew, Secretary, phone 558-6681, email address gdonehew@aol.com.
Thomas Korinchock, Treasurer, phone 694-4343, email address tkorinchock@satx.rr.com
Alex Davila, Director, phone 561-9402, email address is boauntie2000@aol.com
Kathy Bowers, ProComm Representative for Oakmont Downs, phone 545-1888 ext. 240, email address kbowers@procomm-pmg.com

BOARD OF DIRECTORS MEETINGS AND ACTIONS

(Starting with the Sep. 25, 2003 Board Meeting, complete minutes will be posted on the Oakmont Downs web site (www.oakmontdowns.org) under BUSINESS as BOARD MEETING MINUTES.

Board Meeting Sep. 25, 2003

Reports- The ACC received and approved three requests during the month. The financial report was presented and approved. Smith Security report sheets showed that nothing unusual happened during the month. Smith will prepare a special report for the annual meeting.

Unfinished Business- Final plans for the community BBQ were made. Ms. Bowers passed out letters the Board could use when soliciting door prizes for the annual meeting. She also reported that Art Hall had been invited to come to the annual meeting. The attorney has been asked to prepare proposed amendments to be presented at the annual meeting. The next Pony Express will go out Nov. 11, 03. Mrs. Bowers is still in communication with Centex pushing the transfer of ownership of the land behind the park to Oakmont Downs. The Board will plan to have a Board Member Retreat in January 04. Some trees need trimming at the north entrance which have been reported to Roger's Gardens for attention.

New-Business- New fall plants will be planted at the gates mid-October. Sprinklers for the new trees will be maintained by Roger's Gardens. A locked bulletin board was approved for the recreation area. A sand box for the recreation area was postponed until next year.

Board Meeting Oct. 30, 2003

Reports- Ms. Bogen reported that the website was up and running and the address was www.oakmontdowns.org. She demonstrated the site at the end of the meeting. Mr. Smith reported that two ACC requests were received and approved and the financial report was reviewed. Ms. Bowers reported that Smith Security had experienced no unusual incidents and that the newsletter will be mailed Nov. 3, 2003. Ms. Bowers also reported that she is periodically checking with Centex about the status of the land conveyance.

Unfinished Business- Final plans for the Annual Meeting were made and assignments were made. District 8 Councilman Art Hall will address the meeting and a revision of the by-laws will be voted on if a quorum is present. The annual decorating of both entrances was set for Dec. 6, 2003.

New Business- Ms. Bowers was asked to solicit a bid for weekly light checks and to find a company to treat common areas for insects on a quarterly basis. She will also check with ProComm Maintenance to determine if the water leak at the Recreation Area had been fixed. The 2004 operating budget was tabled until the November meeting.

Board Meeting Nov. 20, 2003

Reports- The ACC meeting date has been rescheduled to a yet undetermined date. The Financial documents were discussed by Ms. Bowers. Ms. Bogen reported on the new website for Oakmont Downs and demonstrated its contents after the meeting. Mr. Greenberg reported that advertising packets have been distributed to several area business already but no responses have yet been received.

Unfinished Business- Ms. Bowers reported that Smith Security had nothing unusual to report. She also reported that all the lights at the pavilion are now working. A cut off date for mail in ballots was also set.

New Business- The location of the new Bulletin Board was decided and will be installed on Stable Pass near the mailboxes near the drainage ditch. Bids for installation of new pole lights along the sidewalk in the park area and another sensor light in front of the Pavilion will be obtained by Ms. Bowers. The Neighborhood Resource Center, recent crime problems and the trees at the West Entrance were also discussed.

BOARD COMMITTEES

CHAIR, ARCHITECTURAL CONTROL COMMITTEE

Ken Smith, phone 558-8505, email address: kvsmith_2000@yahoo.com

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 under BUSINESS.

CHAIR, ADVERTISING COMMITTEE

Samuel Greenberg, phone 690-5384, email address: gammytexas@cs.com

WEBMASTER

Pamela A. Bogen, phone 210-558-3007, email address: hchs16@yahoo.com

Pam is a Campus Instructional Technologist and Web Master at Health Careers High School. She has 22 years of teaching experience. She is the lead teacher and the Web Master of the NISD Web Mastering Online course. She has taught various courses for the T.A.G. (Talented and Gifted) program and Elderhostel program at Texas A&M in Galveston. She has a bachelor in education from UTSA, a M. Ed. in Curriculum and Instruction and a certificate in Instructional Technology from Houston Baptist University and will start her Ph.D. program in the spring of 2004. She is the immediate Past-President of the Texas Association for Educational Technology. She was married for 27 years until her husband passed away in April 2003 and has two sons who are presently attending Texas A&M University at College Station. She has a part-time side business developing and maintaining web sites. You can find out more about Pam at her web site <http://www.bogenwebs.com>

RESIDENT VIOLATIONS

Complete information not available.

FINANCIAL INFORMATION

As of 11/30/03, 21 members were 120 days behind in their association dues, two were 91-120 days behind, one was 31-60 days behind.

As of 11/30/03, the Association has year to date income of \$46,570.01 with year to date expenses of \$57,395.47. The two largest expenses have been Administrative Expenses of \$15,151.14 and capital improvements of \$16,910.18.

As of 11/30/03, the Association had \$3,384.05 in the checking account, \$10,330.71 as reserve funds and \$12,136.53 in a Money Market account.

CALENDAR OF EVENTS

1. Board Meetings: Not yet set.

2. Others:

- ❖ January 31, 2004- Holiday decorations should be removed from homes and community entrances by this date.

COMMUNITY INTERESTS, ISSUES, IMPROVEMENTS

A. The Gripe List

- ❖ Noisy Neighbors and Dogs-Legal remedy for this problem may be addressed by City of San Antonio Noise Enumeration code Chapter 21, Article III, Division 1, Section 21-52.

- ❖ Unleashed Dogs, Aggressive Dogs, Dogs dumping in neighbor's yard or common Area-Legal remedy to these problems may be addressed by City of San Antonio code Chapter 5, Article 1, Section 5 which deals with animal nuisance and public nuisance created by the owner.
- ❖ Dilapidated structures or playground equipment-Legal remedy for this problem may be addressed by reporting such items to the City of San Antonio Code Compliance Department (210-207-7080 or 311), who will investigate the problem.
- ❖ Abuse of Yard by Neighbor- Legal remedy to this problem may be addressed by State of Texas ordinance Chapter 24, section 24.001, Forcible Entry and Detainer.
- ❖ Portable Basket Ball Goals Improperly Stored on or near Sidewalk- Legal remedy to this problem may be addressed by City of San Antonio Code Chapter 29, Article 1, Section 29-10, which deals with maintenance of sidewalks, parkways, curbs and driveways by abutting owners.
- ❖ Overhanging Plants Obstructing Walkways and Streets-Legal remedy to this problem may be addressed by City of San Antonio code Chapter 29, Article 1, Section 29-10 which deals with duty of property owners to trim overhanging trees, etc., and remove debris.
- ❖ Garbage and Refuse Disposal- According to Declaration of Covenants, Conditions and Restrictions for Oakmont Downs Subdivision, Section 9.7, Garbage and Refuse Disposal, containers of such items must be stored not visible from the street except on days designated for removal (Tuesday and Friday) and removed from view before the following day.



City of San Antonio codes may be accessed at www.oakmontdowns.org. Click on SAN ANTONIO CODE OF ORDINANCES under GOVERNMENT. Texas ordinances may be searched by internet at www.texas.gov, move cursor to Laws and Criminal Justice, then click on Laws, Codes, and Statutes which provides a search option. The Covenant should have been included in each owner's house closing documents. If a copy is not available a copy can be requested from ProComm or the Covenant can be read and or downloaded and printed from the Oakmont Downs web site (www.oakmontdowns.org under BUSINESS). To report any violation of a city code, the San Antonio Code Compliance Department may be called 210-207-7080 or 311.

B. **Oakmont Downs Web Site**- A web site has been established for Oakmont Downs' residents. Its address is www.oakmontdowns.org. The site opens with a mission statement and five choices as discussed below:

1. **VISIT OUR SPONSORS**- Review advertisements.
2. **NEWSLETTERS**- Pony Express newsletters will be posted here.
3. **BUSINESS**-This option opens with a description of Oakmont Downs then has several icons that link to LEADERSHIP, MANAGEMENT, COMMUNITY MAP, PAVILION, COVENANT information, and CRIME REPORTS which has two options, CALLS TO POLICE, and SEX OFFENDERS. Eventually the community by-laws will also be shown here.
4. **NEIGHBORS**-This option provides links to a COMMUNITY INTEREST FORM, INTEREST FORM RESULTS (discussed later), and community bulletin board (OAKMONT DOWNS GROUP)(also further described later). Other activities currently with linkage are pictures of the Sep. 03 SWING SET DEDICATION AND COMMUNITY PICNIC, and comments and pictures of the Nov. 11, 03 ASSOCIATION ANNUAL MEETING. A LOST AND FOUND option lets residents identify items, pets, etc that have been lost. Lost and found notices should also be placed in the OAKMONT DOWNS GROUP bulletin board so the notice will automatically be sent to all registrants of the GROUP by email. A PETS REGISTRATION option is available so each pet can be registered. When a pet is found, the search option for lost registered pets is located under LOST AND FOUND which will identify the pet owner's address and phone number. **All Oakmont Downs residents, with access to internet, are encouraged to register with the Oakmont Downs Group and to register their pets to maximize the effectiveness of these systems.**
5. **GOVERNMENT**- This option provides linkage to REPRESENTATIVES for federal, state and city of the Oakmont Downs Community. Other links are to the VOTING SITE which give the

voting cite and precincts/districts for Oakmont Downs Community, PROPERTY TAXES, PROPERTY APPRAISAL FOR TAXES, SAN ANTONIO CODE OF ORDINANCES, and NORTHSIDE INDEPENDENT SCHOOL DISTRICT 2004 BOND ELECTION

Hopefully, other information such as Calendar of Events, Proxy Form, Candidate Form, ACC Form, and Pavilion Reservation Form, and perhaps a community directory and financial information will be added to the web site. In addition the web site can be used for advertising.

Oakmont Downs Bulletin Board (Oakmont Downs Group) on Internet at Yahoo- To participate in this group (only Oakmont Downs residents), follow the instructions listed below. After that you can then post a bulletin, which will automatically be sent to all registrants by email. You may also review the bulletins already posted by registrants. This site may be reached by a link in the NEIGHBORS section of the Oakmont Downs web site (www.oakmontdowns.org). **All Oakmont Downs residents, with access to internet, are encouraged to register with the Oakmont Downs Group to maximize the effectiveness of this system.** Please communicate with Pam Bogen if you have any problems registering and receiving permission to participate (phone 210-558-3007, email address: hchs16@yahoo.com)

Joining the Oakmont Downs Yahoo! Group

1. Go to the website at <http://www.oakmontdowns.org>.
2. Click on the ACTIVITIES button.
3. Click on the Yahoo! Groups link.
4. Click on Join Group
5. If you already have a Yahoo! Account then sign in and go to step 6, if you don't have an account then do the following:
 - a. Click on Sign Up Now link.
 - b. Pick a Yahoo! ID...this may take a little time for you to come up with one that nobody else has.
 - c. Make up a password that you are going to remember.
 - d. You can uncheck the box to Activate Yahoo! Mail if you have your own e-mail address already.
 - e. Fill in the security question. The birth date does not have to be accurate, just make sure you put in a date that makes you at least 21 years old.
 - f. Put in the e-mail address that you use.
 - g. Please put your real name in so that we can check the roster to make sure you live in the neighborhood.
 - h. The rest of the blanks do not need to have real info filled in but they must have something filled in.
 - i. Click submit this form
 - j. Click on Continue to Yahoo!
6. At the bottom of the page, click on Join.
7. The group moderator will check to make sure you live in the neighborhood and will then add you to the group. You will receive an e-mail when you have been added to the group.

A few rules have been establish using this site which are as follows:

1. Membership is limited to people living in the Oakmont Downs community.
2. Use of this feature is for non-commercial use. Someone may say I need a teenager to mow my grass but not to advertise your business. Advertising space may be purchased in the newsletter and on the web site.
3. This feature is to be used for positive interactions only. Do not turn in complaints about your neighbors.
4. This site is rated "G" so no profanity or hate messages allowed.
5. Any message deemed to be offensive will be removed. Any member who continues to post offensive messages will lose their membership in this group.

Why Oakmont Downs Needs a Bulletin Board System

Several recent incidents have shown the need for this community to have a way of disseminating information broadly and quickly. One resident had an air blown turkey stolen from their residence and they posted notices of this theft throughout the community appealing to the community to lookout for the stolen item in hopes that the item could be located and returned. Another resident lost a pet cat and also posted notices throughout the community about the cat in hopes that someone would find the cat and return it. A third resident posted notices about the loss of a white Boxer female dog. Within two weeks after the holiday season lights went up at homes, three thefts were made of decorations from front yards. On New Year' Eve night a small young dog was found on Stable Briar and the finders also posted notices. No formal system was available to quickly notify residents of these events.

The Board of the Home Owner's Association is sensitive to this need. Recently a web site was established and a bulletin board (Oakmont Downs Yahoo Group) was placed in this web site as described above. **For this system to work, all residents with access to internet should register with the Group then when someone posts a message in the Group, like the ones described above, the message would go immediately to all residents with access to internet.** A LOST AND FOUND section and a PETS REGISTRATION section under NEIGHBORS have also been created under which people can publish a picture and information about themselves and the pet and register their pets. To place a picture and information about yourself and the pet, contact Pamela A. Bogen, phone 210-558-3007, email address: hchs16@yahoo.com. Residents, without access to internet, are encourage to ask a neighbor, with access, to register a pet and when necessary to post a message for them with either the YAHOO GROUP or the LOST AND FOUND or both.

Not all residents have access to internet, thus the Board is also in the process of installing a bulletin board on Stable Pass next to the mail boxes near the drainage ditch. Messages like the several above could also be placed on this bulletin board. The posting of notices throughout the community on fences and posts is discouraged because this is in violation of the Oakmont Downs Covenant. Suggestions from the community about additional means of spreading the word are solicited. Please communicate your ideas with one of the Board Members.

- C. **Community Interest Form on the web site under NEIGHBORS.** Residents are invited to complete this form to show their interest in sharing common interests with other residents in the community. The form should be filled out and submitted. Resident interests will then be shown in the Interest Results section. Residents may review the results section and note other residents that have common interests and can communicate with them.
- D. **Lawyer Living in Oakmont Downs-** A lawyer is needed to provide legal counsel to the Board, on a voluntary basis. From time to time, issues arise in which legal counsel would be beneficial. The relationship would be limited to advising the Board. Issues, that requires a lawyer for legal actions, are handled by lawyers solicited by ProComm. A volunteering lawyer should contact a member of the Board.
- E. **Resident News-** So far this newsletter has been reporting news about the community. The editors would like to add a new section that reports news about individual residents. If you have family news that you would like to be reported in the newsletter, such as new births, weddings, graduations, family member serving overseas as a member of the armed forces, awards, promotions, etc. please send the information to one of the co-editors by mail or email and your news will be reported in the next newsletter. See also comments below from the Co-Editors.
- F. **Annual Meeting, Nov. 11, 2003-** Between 6:30 and 7:00 PM, the parking lot filled up and after enjoying some coffee and cookies, the meeting site also filled up quickly. A quick count of the registrants failed to provide a quorum and when this was announced the attendees groaned. The attendees were there to do business. Not to waste a nice evening, Mr. Art Hall, City Councilman for District 8 was introduced. He addressed the financial situation of the City of San Antonio as well as the financial situation of District 8. Questions then turned his attention to Oakmont Downs concerns such as a traffic light on DeZavala and Stable Oaks, more streetlights in the community, speed bumps, water flow on Stable Pass, and improved lane markings on DeZavala at Stable Trail. He responded that he would look into these concerns.

The President then introduced the Board Members and in the process the Chairs of active committees were also introduced. Several residents were given certificates of appreciation for their work on behalf of the Community. The President then gave a financial report, discussed a written report provided by Smith Security, and lastly announced that three people had submitted their names as candidates for two positions on the Board. No additional nominations were made from the floor. A mail ballot will be conducted to elect two new members.

The changes to the by-laws could not be voted on but a discussion was held. The Board was proposing changes that would permit 10% of the residents to make a quorum at an annual meeting. Some were for leaving the quorum at 33.3 % of residents, others proposed 15% or 20% while others supported the Board's proposal of 10%. The other proposed change to the by-laws was to require all members of the Board to be residents of Oakmont Downs. This proposal was not discussed. Both proposals as well as the election of two new Board members, were submitted to the community as a mail ballot. See following section G. for results.

Comments and pictures of the annual meeting may be seen on the Oakmont Downs web site www.oakmontdowns.org, under NEIGHBORS listed as ANNUAL MEETING.

Lastly, door prizes were awarded to lucky attendees. The door prizes were provided by The Garden Center, Meineke Mufflers, Salons by J.C., The WashTub, Security Service Federal Credit Union, Roger's Gardens, Sensational Hair, and Dan Schauer and Cheryl Balthazor.

G. Results of Votes by Mail Ballot- Daniel Schauer and Thomas Korinchock were elected to the Association Board. The amendment to the By-Laws to change the annual meeting quorum from a third to 10% was approved. Not enough ballots were submitted (75% of homeowners) to approve/disapprove the amendment to the Articles of Incorporation to permit only residents of Oakmont Downs to be members of the Board. In future annual meetings, now an attendance of at least 10% of the residents will permit the Board to conduct business at the meeting. All attendees will be able to elect board members and to vote on other presented actions permitted by or not restrained by the Oakmont Downs Covenant and By-Laws.

I. Political Action Committee-Community concerns were given to Mr. Art Hall at the Annual Meeting. The concerns addressed to Mr. Hall lend themselves to a political solution. Now the Community needs to follow up on this meeting with Mr. Hall. The community needs a Political Action Committee which will pursue our needs with political leaders. Limited financial resources require that the community act like a squeaking wheel in order to maintain the attention of political leaders to our needs. Person(s) interested in forming a Political 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.

J. Police Calls by Neighborhood and List of Sex Offenders in the area- The SAPD keeps a log of all calls for police service by neighborhood areas on the Internet. Oakmont Downs and several other communities are included in the Tanglewood Area. The site may be reached in the Oakmont Downs web site under BUSINESS then under CRIME REPORTS select CALLS TO POLICE (may have to try twice to arrive at the right site) for a listing of calls from the Stable streets or select SEX OFFENDERS for a listing of sex offenders in the 78249 zip area. For detailed information on a sex offender, click on the icon to the left of the name. Be aware that this list may not be timely updated.

K. West Gate Monument- During the week of Dec. 1, 2003, the west gate monument was modified to resemble the north gate monument. For several years the Board had been trying to find someone to modify the monument. Just by chance, Greek Stone Works was identified as a possible contractor to modify the monument and they were willing to take the task on without costing the Association an arm and a leg. This was truly a nice holiday season present to Oakmont Downs. See ad for Greek Stone Works on ad page and web site. If any resident knows some person or company who could put the pony in the upper portion of the white area, please call one of the Board Members.

L. Volunteers Who Decorated the Entrances for the Holiday Season- The Community owes a big thanks to the following people who volunteered to decorate the two entrances for the holiday season on Saturday, Dec. 6, 03: Tom & Debi Korinchock, Ginny Gomez-Leon, Alma Paez, Rondy & Shelby Reese, Ken Smith, and Cheryl Balthazor. Cheryl almost decorated the entire west entrance by herself over a period of several days. Ken helped her finish it off on Saturday. Their pictures may be seen on the Oakmont Downs web site under NEIGHBORS then under CHRISTMAS AT OAKMONT DOWNS which also shows a picture parade of decorated homes in Oakmont Downs.

M. Holiday Decoration Contest Winners- The winners of the 2003 contest for best decorated homes are listed below:

First Place- Thomas and Angela Hungate, 6303 Stable Brook Drive
Second Place- Frank and Laura Martinez, 12202 Stable Ridge Drive
Third Place-Jarvis Moore, 12418 Stable Forest

Additional honorable mention homes are: 12207 Stable Ridge, 6307 Stable Downs, and 6208 Stable Briar.

Congratulations to all the above homeowners for their work and skill at outstandingly displaying their homes in the spirit of the Holiday Season.

FROM THE EDITORS-CLARY DONEHEW AND JUDY GREENBERG

We want this newsletter to truly be a part of our community. If you have any life cycle announcements to make, send it in to us so that we can print it in the next newsletter.

Do you have any neighborhood concerns or gripes? Do you have any comments on how to improve our community? Please let us know so that we can also print these in the next newsletter.

We hope you all enjoyed a Happy, Healthy, and Peaceful Holiday surrounded by those you love.

Clary Donehew and Judy Greenberg

The Pony Express is the newsletter of the Oakmont Downs Homeowners Association and is published usually quarterly. It is sent to members of the Association and is also available on the Association's website at www.oakmontdowns.org. Oakmont Downs Homeowners Association does not endorse nor accept liability for content of advertisements and listings, but does hold the right to refuse any such listings which the Association deems unacceptable. Advertisements and listings are available by contacting Mr. Samuel Greenberg, phone 210-690-5384. Rates are as follows: 1/8th page, single/4 issue- \$25/\$85; quarter page, single/4issue-\$40/\$140; half page, single/4 issue- \$75/\$250; full page, single/4 issue- \$125/\$400.
