



The Pony Express

June 2004

Read this newsletter also at www.oakmontdowns.org under NEWSLETTERS)

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-

March and April 04- Ten miscellaneous calls were from Stable Briar, Stable Downs, Stable Ridge, Stable Fork, Stable Creek, Stable Road, and Stable Farm. Two disturbance calls were from Stable Fork and Stable Road. One suspicious vehicle call was from Stable Creek. Two assault calls were from Stable Creek and Stable Ridge. One suspicious person and two traffic related calls were from Stable Downs and Stable Pass. One criminal mischief call was from Stable Pass and two minor accident calls were from Stable Pond. For further information visit 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.

COMMUNITY CALENDAR

The following is the 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.

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: The below is an initial annual calendar of Oakmont Downs Community events for 2004. As the year progresses some changes may be made. Changes will be reflected in subsequent newsletters. This calendar is also posted on the Oakmont Downs web site and will be updated as needed.

- ◆ **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.

COMMUNITY INTERESTS, ISSUES, IMPROVEMENTS

A. The Gripe List

◆ **Dog Dumpings-** This seems to be a continuing gripe from neighbors. The seriousness of this oversight of dog owners occurred at the Easter Egg Hunt in the Park on April 11, 04 and the Spring BBQ Picnic on May 15, 04. During pre-event inspections of the park, large dumps were found near the Pavilion, just in the right location to be trampled on by children. Fortunately they were found and removed before an incident could occur. Homeowners and walkers can also verify that unsanitary dumpings are also found on lawns and sidewalks. Dog owners are reminded to control their dogs or pick up their dumpings before they become a sanitary hazard to the community.

◆ **Nuisance Dogs-** Barking dogs seems also to be a continuing gripe from neighbors. No quick solution is available for this problem. It can however be resolved by a group of affected neighbors. Each affected neighbor must persistently call the police at 207-7273 and the SA Customer Service at 311 every time the dog is heard barking in a disturbing way and enter a complaint against the owner of the dog. After a critical mass of phone calls, action will eventually be taken by the SA Animal Control Services to investigate and resolve the problem. In one previous case, 27 complaints were lodged against an owner of a nuisance dog before action was taken by SA Animal Control Services.

Complaints are also received about pets (dogs and cats) running loose. Residents are reminded that, both the Oakmont Downs Covenant and SA City Ordinances, require pets to be controlled by a lease when not inside the house or in the backyard.

The Oakmont Downs Homeowners Association has very limited capability in these situations. If an affected neighbor requests Association assistance, the Association can counsel the neighbor as to the best action to take and if the name(s) of the affected neighbor(s) and the name of the pet owner are known, the Association can issue a violation letter to the owner of the nuisance dog. In this instance the owner of the dog may voluntarily correct the situation. However, if the owner is resistant, the SA Animal Control Service must eventually be relied on to investigate and resolve the problem.

◆ **Resident Signs-** The only signs permitted by the Oakmont Downs Declaration of Covenants are house for sale signs and political signs. One each of these two signs may be placed in the front yard of the house. Additional house for sale signs are not permitted at entrances and corners to direct traffic to the house for sale.

◆ **Trailers and Boats-** The Oakmont Downs Declaration of Covenants specifies that trailers and boats may be maintained at resident lots if they are stored inside the garage or screened from view from the street by a screening structure or fencing approved by the Architectural Control Committee, otherwise they must be stored elsewhere. This does not prohibit an owner from temporarily parking a trailer or a boat, in the drive way or in the street in front of the home for a short time, to prepare it for use or afterwards to clean it and prepare it for storage.

B. Easter Egg Hunt Big Success- On April 11, 04, starting at 10:00 AM, about 28 children lined up for the big hunt as about 25 parents looked on and took pictures. When the hunting was all over, three children had won a prize of a stuffed bunny, three had won Easter Baskets and one had won a \$10.00 shopping card to Wal-Mart. The egg hunt prize winners were Nathan Arman, Gareth and Erin Hobbs, Brianna and Bailey Hungate, Jacob Arman, and Rija Khan. For the two best decorated Easter Eggs, Kathryn Bowman and Erin Hobbs won \$10.00 shopping cards to Wal-Mart. After the hunt, all the swings and Playscape devices were fully used for about an hour. Afterwards many cookies and soft drinks were consumed to replenish energy levels. All had a good time. Our thanks to Dan Schauer for organizing the event and the Board Members for helping Dan during the event. If you were not there, you should have been. See pictures on the Oakmont Downs web site (www.oakmontdowns.org).

C. Have You Heard These?



One Easter Sunday morning as the minister was preaching the children's sermon, he reached into his bag of props and pulled out an egg. He pointed at the egg and asked the children, "What's in Here? ""I know a little boy exclaimed. . . . "Pantyhose!

The prospective father-in-law asked, "Young man, can you support a family? " The surprised groom-to-be replied, "Well, no. I was just planning to support your daughter. The rest of you will have to fend for yourselves. "

Little Johnny asked his grandma how old she was. Grandma answered, "39 and holding. " Johnny thought for a moment, and then said, "And how old would you be if you let go?

Oh, I sure am happy to see you, " the little boy said to his grandmother on his mother's side. Now maybe Daddy will do the trick he has been promising us. The grandmother was curious. What trick is that? " she asked. I heard him tell Mommy that he would climb the walls if you came to visit us again, the little boy answered.

My husband bought me a mood ring the other day. When I'm in a good mood it turns green. When I'm in a bad mood, it leaves a red mark on his forehead.

When my three-year-old son opened the birthday gift from his grandmother, he discovered a water pistol. He squealed with delight and headed for the nearest sink. I was not so pleased. I turned to Mom and said, I'm surprised at you. Don't you remember how we used to drive you crazy with water guns? Mom smiled and then replied. . . I remember.

Do you believe in life after death? The boss asked one of his employees. Yes, Sir, the new employee replied. Well, then, that makes everything just fine, the boss went on. After you left early yesterday to go to your grandmother's funeral, she stopped in to see you.

D. Keeping Your Home Safe

General- All the homes in Oakmont Downs have been built with an internal electronic security system which can be connected to a central control. This security systems includes all doors and windows and, as an option, motion detectors. All homes also have front and back lights and lots are fenced with gates that are lockable.

Garage doors are operated by code controlled remote devices. In addition the community is regularly patrolled by the San Antonio Police Department and Smith Security. Basic elements for security are already in place.

Enhancements- The above basic elements can be enhanced. Install additional lights on the sides and in the back yard. Where a shade is caused by larger plants, install additional lighting. Plant bushes below windows outside of home that will inhibit an intruder. Put locks on all fence gates. If a motion detector is not included in the internal system, one should be considered. If the internal system is not connected to a central control, a connection should be considered. Secure all outside sliding doors with a bar when closed and locked. When absent for several days, use time controlled lights in the home to simulate occupancy. Install a second security door outside of the front door that can be left locked while the front door is opened to interact with unknown visitors presenting at the front door or install a chain lock.

The Human Element- Leave windows and doors locked, except when in use, when you are at home as well as when you are away. Change locks if keys are lost. Keep the police number handy near the phone. Never leave toys, sports equipment, and lawn care equipment unattended in the front yard. Keep garage doors closed at all times except when entering or leaving. Leave all fence gates locked except when using them. Never let strangers in the home until their identity and purpose can be established. Know your neighbors. Report to the police any suspicious people or cars. Activate the alarm when leaving the home empty of people day or night. Keep the alarm code secure and share it only on a need to know basis. Never label keys with name and address. Do not permit baby-sitters to entertain visitors in your home. Do not put family name on the outside of the home.

When leaving for several days, if possible arrange for a house sitter; otherwise stop delivery of mail and newspapers. Activate the time controlled interior lighting. Leave a radio on. Pack the car the morning of departure or inside the garage with doors closed. Arrange with a neighbor to monitor the house and give them an itinerary of your trip with contact phone numbers and who to call if your alarm is activated or give a neighbor a key and the security code so they can turn the alarm off if necessary. Ask a neighbor to leave a part of their garbage in front of your house during garbage pick up days and to pick up any unsolicited brochures left on the front or garage door. If you leave a car parked on the driveway, ask a neighbor to move it every several days. If you leave for an extended time, arrange to have your yard maintained. Notify the police that you will be gone for a specified time.

Get a barking dog if possible. Leave your dog at home when absent for several days and arrange for someone to take care of it.

Do not try to be a hero. If you detect an intruder in the house try to escape unnoticed otherwise cooperate with the intruder. If you come back to your home and you see evidence of intruder entrance, call the police and wait for them to investigate.

The human element of improperly leaving a home for several days was brought to bear on Thursday, April 22 when a home alarm was activated about 5:30 AM in a home near the corner of Stable Pass and Stable Trail and was heard all over the community. The owner was not at home and appeared to have left for several days. During the day and night of April 22 and the morning of April 23 many calls to the police and San Antonio Customer service from neighbors and Association Board Members complaining about this alarm were made. For many neighbors, the night of April 22 was a distressed night of sleep. Finally, after so many calls, the police decided to take action and showed up in three police cars and a truck labeled Environment at the home about 8:30 Friday morning and shortly thereafter deactivated the alarm. This alarming event could have been prevented if the owner had thought to coordinate with a near by neighbor by leaving with the neighbor a key and code for his home. The neighbor could have quickly deactivated the alarm and prevented a stressful time for many people. The problem reoccurred on April 26 and 27. Eventually a brother of the owner was found and he resolved the problem. A total of 16 police calls were made about this alarm.

E. Front Door Scam-A recent report of an attempted scam was reported by a resident on Stable Road. The resident reported that a woman claiming to be a student at Clark Scholl, living in Oakmont Downs, rang her doorbell and was selling magazines and books to earn points. The resident said no thanks and shut the door. The resident then noticed that the woman had carved a word on her car and called the police. The police investigated the woman and found that she was not a student but was from Utah traveling with a group who do scams. The police escorted the woman to jail.

Residents are reminded that door to door sales people should be adult, or if less than 18, need to be accompanied by an adult supervisor who should be in the area. Such a person also needs a business license and must be able to show some form of identification. If you intend to do business with such a person verify all the above. The safe way of handling such an incidence is to refuse to do business with door to door sales people and monitor their actions after you close the door.

F. Decentralized City Hall Centers-City Hall has established several Community Link Service Centers and the nearest one to Oakmont Downs is at Valley View shopping Center, 8523 Blanco Road, phone 210-6150. The Center is open M-F 8-6 and Sat 10-6. The following services are offered at the Center: adult Travel Immunizations, pay city parking and traffic tickets, buy garage sale permits, request immunization records, register Code compliance concerns, get birth or death certificates, purchase pet licenses, purchase VIA bus passes, obtain building trade permits, acquire police reports, make park reservations, and view City job listings, obtain applications.

G. Use of Pavilion- Residents are reminded that they may use the Pavilion and Park at no charge for personal group activities. However the Pavilion and Park need to be reserved to avoid conflict in its usage. To reserve the Pavilion and Park, please call Sharon Fajkus, 690-8968, in advance of your planned outing. Rules for using the Pavilion and Park are posted at the entrance to the Park.

H. Oakmont Downs Web Site Organization- This site was established for your use. All residents with internet capability are encouraged to become familiar with the web site. Below is a table that shows the organization of the web site.

Oakmont Downs Website
www.oakmontdowns.org
 Opens with Mission Statement and Four Options

NEWSLETTERS	BUSINESS	NEIGHBORS	GOVERNMENT
	Leadership	On-Line Interest Form	Representatives
	Management	Interest Form Results	Voting Site
	Map of Homes	Oakmont Downs Yahoo Group (bulletin board)	Property Taxes
	Pavilion	Annual Meeting	Property Appraisal for Taxes
	Covenant	Pet Registration	NSISD 2004 Bond Elec.
	By-Laws	Lost and Found Info	SA Code of Ordinances
	Newsletter	Search Pet Registry	Schools
	Crime Report	Current Pictures of Community Events	Local Government Offices and Businesses
	Calls to Police	Calendar of Events	
	Sex Offenders	Archives of Old Association activities	

	Board Meeting Minutes		
	Home Owners Association		

I. Spring BBQ Picnic Greatly Enjoyed- About 65 people enjoyed a pleasant outing at the Pavilion and Park on Saturday, May 15, 04. The weather was almost perfect. In addition to much food, adults enjoyed several hours of visiting with their neighbors; children enjoyed the swing sets, the Playscape, and basketball in the cull de sec. Every body filled up on hamburgers and hot dogs. Each family brought dessert thus the choice was quite large and very tasty. Sonic on DeZavala donated Styrofoam cups and plastic forks and Outback Steakhouse donated two cheesecakes. During a lull in the noise, Dan Schauer, President of the Association, awarded an appreciation plaque to Art Moxxygamba for his service as a Board Member in 2003. The new sound system was inaugurated and for the first time, people could hear a speaker at the Pavilion. The sound system also was used to provide background music during the picnic. Our thanks to the Kramer family at 6381 Stable Farm and the Briseno family at 6357 Stable Farm for providing their portable basketball goals. Our thanks to Dan Schauer for organizing the picnic and to Board Members and Committee Chairs for assisting Dan during the picnic. Also our thanks to Tom Korinchock for soliciting donations from Sonic and Outback. If you were not there, you should have been. See pictures on the Oakmont Downs web site (www.oakmontdowns.org).

J. Neighborhood Garage Sale- The neighborhood garage sale was held Saturday morning, May 29, 04.

K. New Benches at the Park- Two new benches have been installed at the Park. One is located facing the Playscape area and the second is located facing the swing sets. These benches were placed there to provide a place for a parent/guardian to sit while watching children play.

L.

GREEN THUMBS

Play a part in landscaping the common areas of your community. Take satisfaction in knowing that you helped beautify our surroundings. A group is being formed that will make decisions and maintain the appearance of the plants at our entranceways and pavilion area. These areas are relatively small and have an automatic sprinkler system. Share your plant knowledge. The first meeting is
Call Tom Korinchock at 694-4343 for time and place.

BOARD MEMBERS AND OFFICERS FOR THE ASSOCIATION

Daniel Schauer, President, phone 699-9332, email address dschauer@satx.rr.com
Victor Hernandez, Vice President, phone 696-2165, email address is victor_hh@yahoo.com
Tomas Korinchock, Treasurer, phone 694-4343, email address tkorinchock@satx.rr.com
Gerald R. Donehew, Secretary, phone 558-6681, email address gdonehew@aol.com.
Alex Davila, Director, phone 561-9402, email address is boauntie2000@aol.com
Carol Flores, ProComm Representative for Oakmont Downs, phone 403-8154 ext 252, email address dflores@procomm-pmg.com

BOARD COMMITTEES

◆ CHAIR, ARCHITECTURAL CONTROL COMMITTEE

Ken Smith, ACC, 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 made by called at phone 690-8968, email address dfajkus@ev1.net. Find out more about the Pavilion and Park at 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.

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.

CLASSIFIED ADS

Need a person who will do ironing. Please call Loren or Margie Hayes at 561-2511 with information.

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.

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.

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.

of a handbook for Board Members was discussed.

Board Meeting March 25, 2004

Reports- The ACC and Financial Reports were approved. Website report indicated that more people are using the Website. The Newsletter report showed that the process for transferring the publication of the Newsletter to Neighborhood News has been completed.

Unfinished Business- The construction of two benches in front of the swing sets and the Playscape areas were approve. Greek Stone Works (the company who modified the west entrance monument) will build the benches. The repair of the pole lights at the entrances has been completed. Contracts with Rogers Gardens for planting flowers at the entrances and for treating ants in the common areas were approved.

New Business- The tree damaged by an unknown automobile at the north entrances will be replaced by Rogers Gardens. A feasibility study for a sports court in the park was discussed. Three bids will be solicited.

Board Meeting April

Reports-

Unfinished Business-

New Business-

EDITOR

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

FROM THE EDITOR

My neighbor, Loren Hayes, and I make our regular morning walk around the community almost every morning. We do our bend and stretch, not before the walk, but during the walk. We bend and stretch to pick up street debris, well almost all debris. One of the items we do not pick up are butts. We see butts on all streets, intersections, and both gates. We see all sorts of butts-slim, fat, short, tall, used, and even unused. If you do not want your butt seen on the streets then we suggest you place that smoked cigarette in your ashtray.