



# AUBURN RIDGE

**Auburn Ridge Homeowners Association Newsletter**

**April-June 2010**

## ***News from the Board of Directors***

We had a successful 2009. Total income was \$66,501 and we spent \$45,057. We were able to transfer \$21,423 to our replacement fund. We are on track to fully fund our Replacement Fund requirements. See additional financial information below.

### **Areas the Board of Directors are working on:**

1. We continue to work with the developer of Avalon Place apartments to ensure compliance with our agreement. We will get the 8-foot natural stone fence between the properties. We are now working with the developer to ensure the lighting is not offensive to Auburn Ridge and Dell Oaks owners.

2. Just a reminder to owners, that Auburn Ridge is a friendly family homeowners association and we need to respect others' property. We should not cut across others lawns and we should not litter. We all need to work the keep Auburn Ridge beautiful and clean and this includes picking up after our pets.

3. The Board is concerned with the condition of our streets, especially in the cul-de-sacs. The dry conditions last year caused the ground to shift resulting in more cracks,

settling in areas and swelling around manhole covers. The board is going to have contractors examine these areas and give us proposals for repairs and for slurry sealing all our streets. We estimate it may cost between \$40,000 to \$50,000.

4. With warm weather the weeds have started to grow before our lawns have come back. We all need to address the weeds to keep Auburn Ridge a beautiful place to live and we need to work on our lawns to ensure we have grass after the drought last year and the hard freeze this winter.

5. This newsletter will be posted to our website, [www.auburnridge.org](http://www.auburnridge.org), and all owners with email address will be notified when it is posted. This will save us the cost of printing and mailing the Newsletters. If you have not submitted your email address to AMS, please do it now.

6. We are working with AMS and the manufacturer of the Learcar2you System, installed in General Motors vehicles, to have our gate system also work with the Lear System. This will be at no cost to the Association and will require the vehicle owners to have a chip installed in their vehicle's system. We will keep you posted on our progress.

### **Financial Report for Auburn Ridge HOA**

For the Year Ending 12/31/2009

Assessment Income .....	\$62,940
Investment Income.....	3,423
Other Income .....	138
Total Income .....	66,501
Administrative Expenses .....	15,665
Common Area Expenses.....	29,392
Total Operating Expenses .....	45,057
Replacement Fund Expenditures.....	0
Transferred to Replacement Fund .....	21,423
Operating Fund Balance .....	9,948
Replacement Fund Balance .....	152,913
Total Fund Balance .....	162,861

## **Association and Board Contacts**

### **Auburn Ridge HOA**

Laurel Hinton ..... 829-7202  
Association Management Services  
1600 N.E. Loop 410, Suite 202  
San Antonio, TX 78209  
E-mail: [laurel@ams-sa.com](mailto:laurel@ams-sa.com)  
Website: [www.ams-sa.com](http://www.ams-sa.com)

**Auburn Ridge website:** [www.auburnridge.org](http://www.auburnridge.org)

### **Board of Directors**

Nelson Harborth, President..... 561-5900  
[nharborth@sbcglobal.net](mailto:nharborth@sbcglobal.net)  
Song Tan, Secretary ..... 691-0258 | [stan@pape-dawson.com](mailto:stan@pape-dawson.com) Rene San Miguel, Treasurer..... 696-9868 [rsmig@hotmail.com](mailto:rsmig@hotmail.com) |

### **Architectural Control Committee**

Diana Drenner..... 697-5738  
Mary Thompson..... 691-0106  
RaeBeth Barton..... 699-9611

### **Welcome Committee**

Russ and Betty Reber..... 691-3018  
Sherry Derdak ..... 696-8526

## ***Newsletter Content & Comments...***

If you have questions or concerns about this newsletter, contact Rick Doucette at 641-5276 or [rdoucette@satx.rr.com](mailto:rdoucette@satx.rr.com), or any Board member. The newsletter committee includes Rick, Diana Drenner and Sherry Derdak. We attempt to publish the newsletter quarterly, and are happy to include any items you might submit, subject to the approval of the Board of Directors. *Deadline for inclusion in the next newsletter is June 1, 2010.*

## Committee Reports

**Architectural Control Committee** — The Committee did not receive any requests since the last newsletter.

**Welcome Committee** — We only have one new neighbor to introduce since our last newsletter:

• Antonio & Yvonne Lozano moved into 13902 Amber Crest. Their phone number is 346-1935. Please make the change in your Directory.

Please note the changes in your Directory and let Laurel Hinton at AMS know of any further name or number changes. Extra copies of the directory can be obtained from the Welcome Committee.

If you know of any new arrivals, please call Betty Reber or Sherry Derdak (phone numbers are in the contacts list), or E-mail them at [rbreber@mailstation.com](mailto:rbreber@mailstation.com) or [sherryderdak@sbcglobal.net](mailto:sherryderdak@sbcglobal.net).

**Social Committee** — By the time this Newsletter comes out we will have had our first lunch meeting to discuss the endless possibilities of our group. Hopefully we will grow as word of our fun spreads! Check our web site for future activities or call Sherry at 696-8526 or Barbara & Jim at 699-3012.

## Attempted Home Invasion in AR...

In February of this year one of the Amber Oak homes backing up to UTSA Blvd. had an attempted break-in. It was 2:30 in the morning and the residents were in bed asleep. Fortunately they had recently invested in a new security system and the alarm scared off the intruders. The police said the homes most at risk for burglary are the ones along UTSA Blvd and those that back up to the Nature Trail. It is advised to have locks on the back gates if your lot backs up to the Nature Trail and to keep back porch lights on.

A previous article in the April-June 2009 Newsletter discusses other deterrents and can be found on our web site. Everyone should be prepared and have a plan in case someone does enter their home uninvited - day or night. Take your cell phone and your car keys to bed with you. Call 911 on your cell in case the intruders have disabled your landline. A new recommendation from police: click the emergency button on your car remote to activate your car alarm. This should scare off the intruders plus alert your neighbors that something is wrong. The alarm will continue until it is turned off or the car battery dies. It should work from most rooms within your home. Finally, if someone is in your bedroom when you wake up, have a can of wasp spray nearby and aim for their eyes. This will temporarily blind them so you can hopefully escape. Deterrence is always best, and communicating with your neighbors — knowing what is the “norm” around you — could avert disaster.

—Sherry Derdak

## Be Proud of Your Neighborhood...

We all want to be proud of our neighborhood and keep our property values up. We have a great location, but if the neighborhood isn't attractive, we won't have buyers for our homes nor get the price that our homes are worth when we want to sell. Consider the following:

1. With spring here, fertilize lawns, replace lawns lost due to the drought, replace dead shrubs and plants affected by the freeze. Since our covenants do address yard appearance, the Board and ACC will be perusing the neighborhood and reporting covenant violations.
2. Put the new trash bins out of sight in the garage, behind shrubs, behind fences, or anywhere they cannot be seen.
3. Pick up toys in the front yard when children are not playing with them.
4. Coil up water hoses that can be seen from the street so they look neat.
5. Pick up tree leaves around the curbs. These will deteriorate the street and, since our HOA funds are used to repair the streets, HOA fees could possibly rise.
6. Trim trees and shrubs that have grown over sidewalks.
7. Pick up trash left from trash and recycle pickups when necessary.
8. Help keep trash picked up around mailboxes, entry gate areas and the playground.
9. Pick up grass clippings on sidewalks, driveways, and in the street. Remind your lawn service folks.
10. Keep pets on a leash and pick up after them.

—Architectural Control Committee

## Leaves and Yard Waste...

The City will not pick up bags of leaves and yard waste left next to the cart on trash pickup day (Friday). The Solid Waste flyer says that we can have bagged leaves picked up FREE twice/year: “*Leaf Collection: Residents of the 2-cart program are eligible to schedule two special collections at no additional charge during the City's fiscal year (Oct. 1-Sept. 30). This may be utilized for leaf collection or the collection of move-in/move out materials. Requests thereafter for leaf collection are at a reduced rate of \$20/request. Call 3-1-1 to request the special collection service.*” 3-1-1 says that leaf bags are collected ONLY on Wednesday. If a resident calls 3-1-1 before noon on Monday, the bags will be picked up on that Wednesday. If they do not call in time, the bags will be picked up on the following Wednesday. Leaf collection is limited to 50 bags per collection. —Rick Doucette

## Kittens...

Two adorable, 1-month-old tame kittens were found wandering our neighborhood in February. Barbara Shields is currently caring for them and they will be old enough to adopt in a few weeks. If you are interested call Barbara at 699-3012.