



AUBURN RIDGE

Auburn Ridge Homeowners Association Newsletter

October-December 2009

News from the Board of Directors

We had a successful 1st half of 2009. Total income was \$33,283 and we spent \$17,083. We were able to transfer \$10,727 to our replacement fund. We are on track to fully fund our Replacement Fund requirements. As of June 30, 2009, our operating checking account balance was \$15,400 and our replacement fund balance was \$142,217.

Areas the Board of Directors are working on:

1. The Episcopal Church of Holy Spirit property has been sold to Place Properties for construction of (Avalon) apartments. Place Properties also developed Hill County Place on UTSA Blvd. and High View Place on Babcock Road. We and Dell Oaks Association BODs negotiated with the Place Properties to get some concessions (8 foot rock/masonry fence, some buffer areas with trees, screens on windows and patios facing Auburn Ridge and Dell Oaks, and payment of our legal fees, to mention a few). Your Board members spent over 100 hours during these negotiations. We will provide additional information at the annual meeting.
2. Ryan Tucker sold his home and has resigned from the Board. Song Tan has been selected as his replacement.
3. The Board urges all homeowners to attend the upcoming annual meeting. We meet once a year to elect new Board

members and review what has happened or is currently happening that involves where you live! This is your chance to meet new neighbors, ask questions, and find out what is going on in your neighborhood. Call and ask your next-door neighbor to ride with you! If you are not able to attend, you can still vote by proxy which will be included with the Agenda to be mailed soon. Renters are welcome to attend but cannot vote on election items.

Annual Homeowners Meeting

Wednesday, October 14, 7 p.m.

Monroe May Elementary

15707 Chase Hill Blvd.

Safety During Construction of the New Apartments...

Please be aware that during construction of the apartments where the Holy Spirit Church used to be, wildlife will be displaced and it is expected we will see an increase in snakes in our neighborhood. We live in an area indigenous to these poisonous snakes: rattler, cottonmouth (water moccasin) and the coral snake. Remember: red on yellow - kill a fellow; red on black - venom lack. Please closely monitor your children and pets while this construction is going on. Do not walk barefoot outside. Keep your garage doors closed all the way to the ground - a recommendation from Emergency Rooms who see snake bites.

If you are bitten:

- (1) try to identify the snake if possible (for correct anti-venom if needed),
- (2) remove jewelry from bitten limb,
- (3) immobilize the bitten limb,
- (4) go to closest Emergency Room.

DO NOT:

- (1) cut or suck out the venom,
 - (2) apply tourniquet,
 - (3) apply ice.
- (Thanks to Sherry Derdak for this article.)

Entrance Gate Accident/Repair...

Recently a small to mid-size red or maroon SUV rammed our exit gate. The driver backed up and returned to neighborhood. We have no information about the driver. The Association had to replace the gate for the cost of the \$1,000 deductible on our insurance. If anyone knows any information about the gate accident, please contact Nelson Harborth at 561-5900 or Laurel Hinton at 829-7202.

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
 Website: www.ams-sa.com

Board of Directors

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

Architectural Control Committee

Diana Drenner 697-5738
 Paul Zini 690-4612
 RaeBeth Barton 699-9611

Welcome Committee

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

Committee Reports

Architectural Control Committee — The Committee approved one request, for an in-ground pool, and denied one request for a three-foot fence since the July-September newsletter.

Even though lawn maintenance requirements were eased this summer because of the drought, with temperatures cooler and the drought almost over, the requirement to maintain a nice lawn and shrubbery will soon be back in effect.

Welcome Committee — We would like to welcome the following new neighbors to our community (listed by directory row number):

- #51 - 6406 Sienna Circle, Zachary & Leah Ellis, 240-4208
- #75 - 13934 Amber Crest, Stephen & Mandy Flores, 379-7220
- #90 - 13815 Sienna Court, Clinton & Bo Grothues, 888-2232
- #105 - 13815 Bent Ridge, Christopher & Ana Carmona, 290-8115
- #111 - 13827 Bent Ridge, Charles & Kathleen Foulk, 888-3997

Please note the changes in your Directory and let Laurel Hinton at AMS know of any further name or number changes.

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 or sherryderdak@sbcglobal.net.

Stray Cats and Kittens...

If you see any stray cats or kittens in the neighborhood please contact us. We are trying to prevent the reproduction of unwanted cats in our neighborhood and are trained cat-trappers. Even though UTSA and nearby apartments provide us with our own natural rodent/snake extermination service (cats) - we also want to keep their population under control.

- Sherry Derdak, 696-8526
- Barbara Shields, 699-3012

Newsletter Content & Comments...

If you have questions or concerns about this newsletter, contact Rick Doucette at 641-5276 or rdoucette@satx.rr.com, or any Board member. The newsletter committee includes Rick, Diana Drenner, Sherry Derdak and Mike & Cathy Abington. 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 November 1st.*

Message from the Architectural Control Committee — ACC Improvement Request Forms

Effective January 1, 2009, the Board of Directors agreed to allow AMS to charge a \$25 fee for each "Improvement Request Form" submission. This fee is for processing the request and coordinating the request with the ACC. The fee is paid directly to AMS and does not affect your association dues. The new form is available on-line at www.ams-sa.com. Click on "Associations" at the top; then "associations list." Find Auburn Ridge in the list and click on the "Improvement Request Form." Download the form (3 pages), complete with all required documentation, and mail to Association Management Services.

The ACC reviewed the submissions for the past several years and noted that many ACC requests were not required. **Therefore, the ACC recommends calling or e-mailing Diana Drenner BEFORE submitting a form to find out if a form is required or not.** As a reminder, this form is only necessary for improvements that affect the exterior of your home and yard.

Current ACC members are:

- Diana Drenner, 697-5738, drdrenner@sbcglobal.net
- Rae Beth Barton, 699-9611, raebethbarton@juno.com
- Paul Zini, 690-4612, yzini@msn.com

Irrigation Issues...

The park only gets watered once per week as per the Stage II water restrictions.

Someone apparently turned off the breaker to our irrigation system. Without power, the system runs off a battery that is quickly depleted. Please do not touch any of the irrigation system components — leave that to the paid professionals who operate and maintain the system.

— Laurel Hinton/AMS

Solicitors...

Auburn Ridge is a private community; trespassing and soliciting are prohibited. If you experience problems with solicitors please call 311 and ask for non emergency police - they are trespassing. — Laurel Hinton/AMS

Halloween...

Please turn your porch lights on if you are offering goodies to let our trick or treaters know where they can go. And *especially* on Halloween, follow our 20 mph speed limit when driving through the neighborhood.

Exciting News!

We are getting our own website to make announcements, improve communication with neighborhood news, and address your questions or concerns. We will hopefully have it up and running by our annual meeting next month.