

The Springs At Stone Oak

October 2021

Notes from the Board of Directors

As 2021 nears its completion, and hopefully the same for our unwanted COVID-19 visitor, there are several HOA items of interest that have occurred during this year or are anticipated in 2022:

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- Due to the pandemic, the HOA's Quarterly Board of Directors meetings and the 2021 Annual General Member Meeting (AGMM) were conducted virtually, on-line, using Hill Country Association Management's subscription to the GoToMeeting service. Despite the inability to meet physically, the agenda for each of the scheduled meetings was able to be satisfied from an information presentation perspective. The final regular quarterly Board meeting for 2021 will be conducted on-line on November 17, and will include the Board approval of the HOA's 2022 budget and assessment amount.
- We anticipate that the 2022 AGMM will most likely also be conducted on-line, using the Zoom virtual meeting service. Challenges for that annual member meeting include having a sufficient number of Springs homeowners "attending" the meeting to achieve quorum, having enough candidates for election to the Board of Directors (3 to be elected), and conducting that election on-line or through postal mail so that the tabulation of the results is completed prior to the meeting. The date for the 2022 AGMM has not yet been set.
- The 2021 Texas Legislature adopted several HOA-related bills that resulted in several amendments and policies being created or annotated in our Bylaws and CCRs. Those changes are mandated by the new laws, and are included in the Consolidated Bylaws and Consolidated CCRs on the HOA website's Pages & Links tab, as well as the recorded/filed version being added to the Recorded Governing Documents section of that tab. More info later in this newsletter.
- Retaining the expert services of Hill Country Association Management, C & K Lawn Services (common area landscaping and irrigation system maintenance) and Quality Access Control (access gate system maintenance) has allowed the Board of Directors to concentrate on HOA business. As such, the HOA/Springs residents are enjoying a suite of affordable and professional services provided by high quality organizations.

We look forward to 2022 and the continuing concentration on our primary focus – the preservation and enhancement of The Springs, its environment, its facilities, and – most importantly – the enjoyment of living here by all Springs residents. 🏡

Gary Bushover

President, The Springs At Stone Oak Owners Association

2021 Board of Directors and Committees

Board of Directors:

President	Gary Bushover (term expires 2022)
1 st Vice President	Dr. R. Vasani (2022)
2 nd Vice President	David Contreras (2023)
Secretary	Eric Laucks (2023)
Treasurer	Jim Vorlop (2022)

Committees/Contacts:

Architectural Review Committee Authority:

Matt Colton, Chairperson
 Bill Branstetter
 Bob Dumais
 Jack Shuffield
[VACANT]

Marquee Manager:

Connie DeMeo

Stone Oak POA Neighborhood Committee Representative:

Connie DeMeo

Website Manager (<http://www.thespringshoa.com/>):

Gary Bushover

Community Park Pet Waste Station Maintenance

Dr. Rangaswami Vasani
 Connie DeMeo
[VACANT] x3

Association Manager

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If you have any comments, recommendations, complaints, or questions concerning your HOA or our neighborhood, please contact any Board member or e-mail the Board or Manager at thespringshoa@att.net or contactus@hillcountryhomeowners.com.

Please note the need for volunteers for Board of Director positions becoming vacant in 2022 and for HOA Committees/Contacts. Contact any Director, the respective current Committee chairperson, or the Association Manager, if you desire to be a candidate for the Board of Directors or to volunteer for any of the committee/contact positions!

Association Finances

The 2022 HOA budget and assessment amount is scheduled to be approved at the November 17, 2021 quarterly Board meeting.

The HOA's Reserve Fund has gradually increased from a low of 48% of the Reserve Analysis Study's Ideal Ending level on January 1, 2012 to 98% on January 1, 2022 as a result of consistent transfers of funds to that account since 2013. \$15,000 was transferred from HOA operational funds to our Reserve Fund in both 2020 and 2021.

Our monetary assets, as of September 30, 2021, include:

Checking account:	\$33,534
Reserve Fund:	\$118,054
Total	\$151,588



Our major expenditures during January – September 2021 included:

Grounds (Mowing, mulch, irrigation system)	\$17,841
Utilities (Electricity, water, gate telephone)	\$ 6,442
Admin (Management, attorney, accounting)	\$ 4,950
Insurance	\$ 4,445
Electrical Repairs/Other Maintenance	\$ 2,911
Gate (Contract, repair)	\$ 1,966

2021 Improvement Requests and Violation Notices

Springs homeowners submitted a goodly number of Improvement Requests prior to the execution of their planned improvement project in 2021. The 2021 Requests included:

- Conversion of portion of yards from turf to xeriscape
- Additions, removals, or other significant changes/improvements to landscaping
- Installation of new, customized, or decorative garage doors

Our HOA CCRs Article IV, Architectural Review Authority, provides the process for submitting an Improvement Request. The Improvement Request form can be accessed, prepared, and submitted on-line from the Requests tab on Hill Country Association Management's website. The standards for improvements (landscaping, out buildings, roofs, etc.) are provided in the respective CCR article.

[Note: the 2021 Legislature changed the term Architectural Review *Committee* to Architectural Review *Authority*, effective September 1, 2021.]

Unfortunately, CCR Violation Notices had to be issued in 2021 to homeowners not in compliance with the HOA's Covenants, Conditions, and Restrictions, including:

- Exterior improvements, especially xeriscaping, done without Improvement Request approval (CCR Article IV, Architectural Review Authority)
- Landscaping not in compliance with CCR Article VII, Maintenance and/or CCR Article VIII, Landscaping: grass too high, dead turf or plants not removed and replaced, weeds in xeriscape river rock/gravel, weeds in grassy turf or flower beds
- Solid waste and/or recycle cart not stored properly, placed on curb for collection too early, not returned to proper storage by the evening of the collection day (CCR Article XVI, Garbage & Refuse Disposal, Stone Oak POA Gated Communities Solid Waste & Recycle Policy)
- Privacy fence stain (other than HOA approved color, re-staining needed) (CCR Article VIII(A), Fences)
- Privacy fence needs repair (CCR Article VIII(A), Fences, CCR Article XII, Maintenance)
- Repainting or installing house trim in non-standard color (CCR Article VII, Building Materials)

Hill Country Association Management conducts CCR compliance inspections each month. A Stage I (initial) violation notice is mailed to the homeowner, identifying the specific violation and a reasonable period for the violation to be corrected ("cured"). If not corrected, additional actions can be taken by the HOA and Hill Country to expedite the required correction(s).

2022 Annual General Member Meeting

As briefly discussed on page 1 and indicated on page 2, the 2022 annual member meeting provides an excellent opportunity for Springs homeowners to contribute to our neighborhood – we need at least 3 homeowners to volunteer to be candidates for election to the Board of Directors to fill the positions being vacated by 3 current Board members whose 2-year term of office expires at the annual meeting. *None of the term-expiring incumbents (Gary Bushover, Dr. Vasan, Jim Vorlop) have indicated an intent to be a candidate for the election.* Our revised Bylaws require that the Board be composed of 5 members. The results of the election announced at the annual member meeting results in the election of homeowners to the Board, but not to a specific officer position. Following the election, the new Board will meet and vote each member to a specific position (President, Treasurer, etc.). Please submit your interest in being a candidate for the Board election by completing and submitting the Board Member Application on-line form on the Hill Country website's Requests tab by December 1, 2021.

None of the HOA volunteer positions on page 2 – from member of the Board of Directors to the Architectural Review Authority member or the Pet Waste Station Maintenance providers require an inordinate amount of time, effort, or prior knowledge of the position's responsibilities.

2021 Changes to The Springs Bylaws and CCRs

There have not been any formal revisions submitted to Association members for approval in 2021 for either the HOA Bylaws or the CCRs (Covenants, Conditions, and Restrictions). However, there were several HOA-related laws adopted by the 2021 State Legislature, resulting in several amendments/policies having to be developed, approved by the Board of Directors, recorded at the Country Clerk's office, and posted on our website. The approved and recorded HOA documents include (1) Architectural Review Committee Denial Hearing Procedures, (2) Collections Policy (*revokes 2012 Reasonable Late Charges Resolution*), (3) Covenant Violation Hearing Procedures, (4) Guidelines for Display of Certain Religious Items, and (5) Security Measures and Fencing Policy. The November 17, 2021 quarterly Board meeting will include Board votes on 3 additional Legislature-related policies: Contract Bid Policy, Golf Cart Policy, and Leasing Information Policy, as well as re-approval of updated policies: Security Measures and Fencing Policy, and Pandemic Exposure Policy. Except for the Pandemic Exposure Policy, which was effective on June 14, 2021, all of the other new amendments/policies were effective on September 1, 2021. As the new amendments/policies are approved and recorded, they are also annotated in our Consolidated CCRs and Bylaws, available on our HOA website's Pages & Links tab, eliminating the need to access several governing documents to locate the current information on any of the topics.

Springs Website and E-mail List

Our Springs website, <http://www.TheSpringsHOA.com>, provides convenient and easy access to HOA and HOA Management information, to the consolidated versions of the Association Bylaws and CCRs, and to other local and State information. The website includes areas that anyone with internet access can view, and other restricted areas that contain HOA-specific information. You must be a registered website member to view the restricted access areas, including the "Meet Your Neighbors" tab, and certain documents – such as HOA Financial Reports and the HOA Meeting Minutes – in the Pages & Links tab. Registration is easy and free, and will also add you to the Springs HOA e-mail list if you're not already a member of that list. Registration is accomplished by clicking on the link on the right side of the homepage.

The Springs e-mail list provides infrequent, but time-sensitive information to those residents who have an e-mail address and desire to receive such e-mails. The e-mails are addressed using "blind carbon copy" (bcc) for each addressee, which displays only the individual recipient's e-mail address, thereby helping to prevent your e-mail address from being "harvested" for use other than its intended purpose. If you're currently not on the Springs e-mail list, but desire to be, please send an e-mail to the Springs Website Manager, thespringshoa@att.net requesting your inclusion.

If you're currently on the e-mail list, and you change your e-mail address, please send an e-mail providing your new address.