



May 2022



A Few Words From the President...

Hello Neighbors,

Spring has arrived and our pool renovation is almost complete. This project has been a major undertaking and the Board appreciates your patience as we worked through numerous challenges and delays. A special shout out to Gloria Green and Bob Oroszi for taking the lead and staying on top of things.

The HOA Board and I are looking forward to seeing everyone at the May 14th Pool Party at 6 p.m. (please see page 2 for details). We have had a lot of properties change hands since we last gathered at the pool. This will be a great time to meet new neighbors and get reacquainted with everyone.

Earlier on the 14th, Sue Trautner has arranged the Shredder Event, from 9 - 11 a.m. in the pool parking lot (please see page 2 for details).

Let's all have a fun-filled Summer, stay safe and enjoy our pool!

Alex Hill,
Your Neighbor and HOA President

UPcoming EVENTS

May

8 - Mother's Day



14 - Shredding Event
9 - 11 a.m. - pool parking lot

14 - Pool Party- 6:00 - p.m.

30 - Memorial Day

June

14 - Flag Day



15 - Board Mtg. - 7 - 8 p.m.
Faith Presbyterian Church

19 - Father's Day

21 - First Day of Summer

July

4 - Independence Day



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BEFORE PRUNING THOSE OAK TREES . .

In order to prevent the devastating effects of Oak Wilt, oak trees, **SHOULD NOT be pruned or cut down between FEBRUARY 1 - JUNE 30.**

During approved pruning dates, please be sure to hire a licensed tree pruner and make sure they spray the wounds ***immediately*** using latex or commercial tree wound paint.

For questions or more information go texasoakwilt.org or sanantonio.gov/parksandrec.

On A Personal Note...

If there is good news in your family such as a graduation, wedding, new baby, grandbaby, etc., that you would like to share in the next newsletter, please contact Nancy Oroszi at roroszi@satx.rr.com



POOL/TENNIS COURT KEY



If you are unable to pick up your pool/tennis court key at the Pool Party, please contact **Rosalyn Higginbotham** at **210-831-8665** to make arrangements.



Congratulations and welcome to new Board member, **AARON HERNANDEZ**, who was recently elected to Board! We want to thank him for being willing to volunteer his time and talents to serve our neighborhood.



Our annual Shredding Event for residents will be held on **Saturday, May 14, from 9-11 a.m.** in the pool area parking lot. As you gather documents and other paperwork to shred, here are a few guidelines. Documents must be taken out of binders, but staples, paper clips and small binder clips do not need to be removed. Large pieces of metal do need to be removed. Manila folders and hanging file folders are acceptable. When you drive up, the shredding team will take your box/container, empty it into a large bin, then return your box/container to your car. For any questions, please feel free to call **Sue Trautner at 210-363-9282**.



Saturday, May 14th at 6:00 p.m.

Please join your neighbors at the pool for our annual party and a chance for you to see the renovations that have been made.

Brian Marx will be grilling hot dogs and hamburgers. The Board will provide water, sodas and sides. Residents do not need to contribute any food items.

If your 2022 dues are paid, you can

get your

pool key at the party.

Please bring chairs



YARD ETIQUETTE (from Southern Living Newsletter)

There is a responsibility that comes with living in a neighborhood that requires respect and concern for your neighbor and his/her property. It goes beyond the rules and regulations set forth by homeowner's associations and comes down to simple manners and neighborly etiquette.

Respect Property Lines: Prune your vines, shrubs and trees so that they don't encroach on your neighbor's space. Also, be proactive and remove any damaged or diseased tree branches.

Clean Up After Your Mower: Please do not allow the grass clippings to blow onto your neighbor's driveway or into the street. The same courtesy applies to using a leaf blower – blow away from your neighbor's property and dispose of the litter.

Don't Be a Noisy Early Bird: Be considerate when powering up your mowers and power tools on the weekends; wait until at least 9 a.m.

Spray Weeds, Not Your Neighbors: Instead of spraying pesticides and harmful chemicals, more and more homeowners are opting to keep a natural yard by choosing to provide food sources and living environments for birds, butterflies, bees and other valuable insects. If you must use weed killers, do it on a day when there is no wind and be mindful that the toxic substances sprayed on plants or put in the ground can travel into play yards and water sources, harming people, beneficial insects and pets.

Control your Pets If you want to continue to have a harmonious environment between you and your neighbors, please control their barking and walk them on a leash.



NEWSLETTER SURVEY

In an effort to save money and use funds more efficiently, a proposal was presented to the Board to have the newsletter distributed electronically by email rather than USPS mail. If you **ARE NOT** in favor of this proposal, please email Nancy Oroszi at roroszi@satx.rr.com, call or text her at 210 414-4779 (if texting, please include your name and address in your message), or you can mail your response to: Blanco Woods HOA, 13423 Blanco Rd. Box 313, SATX 78216. We ask that you respond by **May 18**. If the majority of homeowners wish to receive the newsletter by email, then the next issue (Sept./Oct.) will be distributed accordingly.

The Newsletter is always available on the Blanco Woods website at www.blancowoods.com.

ARCHITECTURAL CONTROL COMMITTEE



Now that spring has sprung, it's time to let those lawns shine. Here are some tips for helping your yard look its best here in South Texas. Test your sprinkler system. Water according to the drought restriction schedule (currently Stage 2 as of 4/16/22) below:

Watering day determined by last digit of address:



Watering with an irrigation system or sprinkler is allowed only once a week from 7-11 a.m. and 7-11 p.m. Keep your lawnmower blade sharp. Set the lawnmower blade to the correct height for your type of grass. Most of us have St. Augustine. The recommended height is 2" to 3". Cut it often enough so that when mowing, you are not removing more than 1/3 - 1/2 of the blades.

With warmer weather arriving home improvement projects tend to kick off. The A.C.C. is here to make sure we are all doing our part to keep our neighborhood looking as good as it possibly can. With that in mind, a newly created A.C.C. Form, that can be edited electronically, will be on the Blanco Woods website soon.

If you have any questions, please reach out to the Committee Chairperson, Loren Davis, at 307-277-6356 or lorendavis@gmail.com.



REAL ESTATE UPDATE



The real estate market in San Antonio is still going strong and Blanco Woods continues to be a popular subdivision. Thus far in 2022 there have been 3 sales here, all at or above the listing price. Sale prices ranged from \$421,000 to \$499,000; 2 were cash sales. Currently, there is only one home here on the market.

Along with home prices, mortgage rates are rising. If you, a family member or a friend are thinking about buying a home, it's imperative that you first talk with a trusted lender.

Many residents have recently received notices from the Bexar County Appraisal District concerning 2022 appraised value on their home and estimated property taxes. To say values have increased is an understatement! If you think you would like to protest your valuation, you can do so online through the Bexar County Appraisal District website, www.bcad.org. Below are some links that may help you. Begin by going to www.bexar.org and click on the Taxpayer Resources tab. Please remember that you are protesting your home's valuation, which is what your property taxes are based on, not the taxes themselves. Also, you may want to check that you have all the exemptions that you qualify for. If you are the property owner, you should have the Homestead exemption. Being 65 and over qualifies you for an exemption. There are others as well, so check the BCAD website for other exemptions.

Helpful links: <https://www.bcad.org/index.php/Taxpayer-Resources> or https://www.bcad.org/index.php/Protest_Info, or <https://comptroller.texas.gov/.../valuing-property>



District 9 UPDATE

San Antonio homeowners are seeing shocking increases in their property appraisals. Now is the time for the City to increase the homestead exemption to the maximum allowed by state law (20%). This relief is meant to target working families who are just now recovering from the economic trauma of the pandemic. As Council begins to discuss budget goal setting for next year, tax relief will be Courage's number one priority. His office has been laying the groundwork on property tax relief since 2019, and he is hopeful that his Council colleagues will agree that now is the time to act with significance. In partnership with the County and other taxing entities, we can begin to stack these exemptions and create significant relief to help fight the increased cost of living for San Antonio homeowners. If Texas voters approve the proposed constitutional amendments to increase the general homestead exemption for school taxes from 25k to 40k, your exemption amount will automatically increase and school districts will compute your taxes using the greater exemption amount.

If you are interested in learning more by receiving the District 9 newsletter, please visit Councilman Courage's website for more information: <https://www.sanantonio.gov/council/d9>. Additionally, you can sign up to receive his newsletters (free) on the website.

**BLANCO WOODS
HOMEOWNERS
ASSOCIATION**

13423 Blanco Rd., #313
San Antonio . TX . 78216

WE'RE ON THE WEB!
www.blancowoods.com

Next Board meeting:
Wed., June 15, at
Faith Presbyterian Church
Join us at 7 p.m.

deliver to addressee or current occupant

Your Board of Directors and Committees

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COMMITTEES & CHAIRPERSONS

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