



Fall 2022



President's Message

Hello Neighbors

Welcome Fall and goodbye to a long, hot Summer!

It was great to see so many people enjoying the pool this summer. I want to give a special thank you to Gloria Green and Bob Oroszi for their efforts in heading up the pool renovation. Of course, thanks to you too for the patience and support everyone demonstrated as the HOA Board worked through this project.

Our Back-to-School event was a hit! From the feedback we have received, we will make this an annual event. Thank you to Sue Trautner for leading the effort.

The days are getting shorter. With Daylight Savings coming to an end in November, let's be mindful of our driving habits. Let's be kind to one another and enjoy the cooler temperatures that are on the way.

Happy Halloween All!

Alex Hill

Your Neighbor and HOA President



SCHOOL DAYS ARE HERE AGAIN!



The children in Blanco Woods recently returned to school. Please use caution, reduce speed and watch out for children crossing streets to meet or are dropped off from school buses. The posted speed limit in Blanco Woods is 30 m.p.h., but it is recommend to go 20 - 25, especially times when children are rushing to catch buses and during loading or unloading from buses.

Texas law mandates drivers must stop when a school bus extends its stop sign or turns on its flashing red lights. When a school bus is stopped, drivers traveling on either side of the road must come to a complete stop.



Let's all make sure our children stay safe!



FIRST ANNUAL BACK-TO-SCHOOL PARADE

Blanco Woods HOA introduced a new neighborhood event this year. On August 6, residents were invited to participate in a back-to-school parade! Participants decorated their "rides" in school and/or team colors to show support for their schools and celebrate the beginning of a new school year. There were wagons, strollers, bikes, tricycles and even "cars" in our parade.

We gathered at the pool area to divide into age groups and let judges decide who did the best job of decorating in each of 3 age groups. Once they made their decision and awarded ribbons to winners and participants, the parade proceeded up and down Blanco Woods with great enthusiasm!

There were 4 entrants in the toddler-Kinder group, 4 in the elementary group and 2 in the middle school group. Many thanks go to our judges, Linda Viargues, Brian Mars, and Chantil Tan Bixler, who had the tough job of deciding who did the best job of decorating his or her ride. The 2 Middle School entrants did such a good job that the judges couldn't decide between them, so there were 2 first place awards in that category. After the parade everyone enjoyed cookies and ice cream cups at the pool and had a great time visiting!

The Board has voted to do this again for 2023 and we hope to make it an annual event, with even more parade entrants next year. Thanks to all who participated and came to enjoy the event! Hope all our parade participants have a great school year and will come back and do it again next year.



Mark Your Calendar

Sept. 22 First day of Fall



Oct. 10 Columbus Day

Oct. 31 Halloween



Nov. 6 Daylight savings ends

11 Veteran's Day



16 BWHOA Board Mtg. 7:00 pm
at Faith Presbyterian Church

24 Thanksgiving



Dec. 21 First day of Winter/
Winter Solstice

25 Christmas



31 New Year's Eve

Jan. 1 New Year's Day
2023

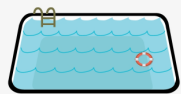
Polar Bear Plunge

12:00 p.m. - BW Pool



COMMITTEE NEWS

Architectural Control Committee (A.C.C.): As we move into the cooler months here in South Texas, the number of home improvement projects taking place in the neighborhood tends to wane. Just a reminder that any exterior projects you have planned need to be approved by the Architecture Control Committee. The form is available on the Blanco Woods website under the "Forms" heading. To ensure that submissions made via email do not end up in my (Loren Davis) spam folder (Gmail seems to have rather aggressive spam filtering these days), please include "Architectural Control Committee" in the subject line. Thank you!



POOL: After a long tenure, Gloria Green has retired as Pool Committee Chairperson.

AARON HERNANDEZ has volunteered to take over the Chairperson position. Please contact him (information on the back page of the newsletter) if you have any questions or concerns.

Thank you Gloria and Aaron!



WELCOMING: We would like to extend a warm welcome our newest resident, Kenneth Sweet, who moved on Summer Creek Drive in August.

BULKY ITEMS COLLECTION

The City's bulk collection for our zip code is scheduled for the week of October 10th. A hang tag from the City regarding the pick up was recently placed at your front entrance. Items must be at your curb no later than 7:00 a.m. on the 10th. For further information, such as acceptable and unacceptable items, please check the website:

<https://www.sanantonio.gov/swmd/Bulky>.



REAL ESTATE UPDATE

You may have read or seen reports on the news that the real estate market is "cooling." It's true that sales have slowed a bit and prices have stabilized to a certain degree. We're not seeing the run-up in prices that were happening earlier this year. However, in San Antonio we're still in a buyer's market as demand exceeds available supply of homes, although not by as much as it has been. So far this year, in Blanco Woods we've had 7 homes that have sold and 2 that are currently, as of this writing, under contract. The homes that have sold spent an average of only 19 days on the market. And the sale price of those homes have ranged from \$358,900 to \$465,000 with an average price of \$419,970 or an average of \$213 per sq. ft. Quite a few homes for sales are on Opendoor, including a couple here in Blanco Woods. If you're considering selling your home with Opendoor or some other company that promises no showings/no repairs/quick closing, etc., I strongly encourage you to read "the fine print" about the fees they charge sellers and to also consult with a real estate professional to get an opinion of value and where to price your home to sell. You may be surprised at the differences. The busiest season is slowing now that school has started and the holidays are coming. However, San Antonio market is still active and if you're ready to sell, you are in a great place to do so. Location, location, location is a big deal, and we have a great one here in Blanco Woods.



District 9 NEWS

In early August, the District 9's Senior Center, Walker Ranch opened. It is a beautiful facility offering many classes including those in fitness, computers, photograph and art. Additionally, the center has an exercise room and offers lec-

tures, movies and bingo. A free lunch is served each day for seniors living in the City of San Antonio and who are registered. Walker Ranch Senior Center is located at 835 W. Rhapsody at 210.207.5280 and is open Mon. - Fri., 7 a.m. to 4 p.m.



BEFORE PRUNING OR CUTTING DOWN OAK TREES...



shutterstock.com · 1514748674

In order to prevent the damaging effects of Oak Wilt, not only to your trees, but the devastating effects of it spreading to other trees in the area, all oak trees **SHOULD NOT be pruned or cut down between July 1 through January 31**. During approved pruning dates (February 1 - June 30), 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 to texasoakwilt.org or sanantonio.gov/parksandrec.

**BLANCO WOODS
HOMEOWNERS
ASSOCIATION**

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

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

Next Board meeting:
Wed., November 16, at
Faith Presbyterian Church
Join us at 7 p.m.

Please deliver to addressee or current occupant

Your Board of Directors and Committees

DIRECTORS

President

Alex Hill 210-492-2709 phyalx@sbcglobal.net	Gloria Green 210-887-6088 globertgreen@aol.com
---	--

Vice President

Brian Marx 210-827-0765 brianmarx@gmail.com	Aaron Hernandez 210-683-5009 aaronjlh@yahoo.com
---	---

Secretary

Phyllis Thompson 210-492-2709 phyalx@sbcglobal.net	Sue Trautner 210-363-9282 suetrautner@gmail.com
--	---

Treasurer

Bob Oroszi 210-286-1245 roroszi@satx.rr.com	Linda Viargues 210-488-5152 rnestof2@gmail.com
---	--

COMMITTEES & CHAIRPERSONS

Architectural Control

Loren Davis
307-277-6356
lorendavis@gmail.com

Capital Improvements

Bob Oroszi
210-286-1245
roroszi@satx.rr.com

District 9 Liaison

Gloria Green
210-887-6088
globertgreen@aol.com

Grievance

Brian Marx
210-827-0765
brianmarx@gmail.com

Landscape & Membership

Bob Oroszi
210-286-1245
roroszi@satx.rr.com

Newsletter

Nancy Oroszi
210-414-4779
roroszi@satx.rr.com

Pool

Aaron Hernandez
210-683-5009
aaronjlh@yahoo.com

Tennis Courts

Laura Groff
210-445-8306
lgroff14@satx.rr.com

Website

Brian Marx
210-827-0765
brianmarx@gmail.com

Welcome

Phyllis & John Krauss
210-355-3720
kraussjohn@msn.com