

BLANCO WOODS HOMEOWNERS ASSOCIATION NEWSLETTER

January 2022



2022 is here!

President's Message

Happy New Year Blanco Woods neighbors and a big welcome to all the new Blanco Woods residents who joined us in 2021! As you have probably noticed, our pool is undergoing a major makeover and if all goes as planned, we should be reopening the pool in March. Next thing you know, it will be time for our pool party. Check Calendar of Events on the website to see what your HOA has planned for the year.

As you view the website, please note that Loren Davis has taken over the Architectural Control Committee (ACC) Chairperson role. Make sure you submit an ACC Request form to Loren prior to commencing any improvement projects. We also have a new HOA Board member, Aaron Hernandez. He was appointed to fill the unexpired Board position of Walt McCord. Welcome and thank you, Loren and Aaron!

We have our Annual Member Meeting scheduled for February 16. In addition to providing a review of 2021 and plans for 2022, we will be electing Board Members. Please don't forget our home rental rules: no short-term rentals that are less than six months duration.

At the February meeting, we will be setting the stage for 2022. We are always looking for folks to assist the HOA Board in many capacities and roles.

Hope to see you on February 16th!

Alex Hill



There have been several instances, one involving a child, of unleashed collared dogs in Blanco Woods approaching residents in an aggressive manners. City Ordinance (5-19), as well as our neighborhood Covenants (Section XV), require owners to keep control of their dogs at all times and ensure that they do not roam or run unrestrained. Thank you for keeping your dogs properly restrained and residents safe.

If you experience a problem, please contact **City of San Antonio Code Compliance at 311**. You may choose to remain anonymous.



DATES TO REMEMBER

Feb. 14. Valentine's Day 

Feb. 21 - Presidents' Day

Feb. 16 - Annual BWHOA Member Mtg. - Board elections 

Feb. 17 - BWHOA Board Mtg.

Mar. 13 - Daylight Savings Time - "Spring Forward" - set your clocks ahead 1 hr. 

Mar. 17 - St. Patrick's Day 

Mar. 26 - Neighborhood Garage Sale

Mar. 31 - Last day to pay dues for the discount



2022 Blanco Woods HOA dues notices were recently mailed out. If you are interested in the early bird **\$10** discount off of your annual dues, please make your payment before **March 31, 2022**.

All payments are due by April 30, 2022.

BWHOA 2022 CALENDAR



BOARD MEETINGS

7:00 - 8:00 p.m.

Faith Presbyterian Church

Wed., January 19

Thu., February 17

Wed., June 15

Wed., September 21

Wed., November 16

Wed., January 18, 2023



ANNUAL MEMBER MEETING



Wed., February 16

7:00 - 8:00 p.m.

Faith Presbyterian Church
Annual Meeting & Elections

NEIGHBORHOOD EVENTS

Neighborhood Garage Sale – March 26



Shredding Event – May 14 - 9:00 – 11:00 a.m.

Pool Party - May 14

Back-to-School Parade/Picnic - August 6

National Night Out - October 4

Polar Bear Plunge – January 1, 2023 (2:00p.m.)

NEWSLETTER

Quarterly (mailed out & on the website)



The December holidays are now behind us so it's time to take down the outdoor lights and decorations and put them away. This includes colored uplights on houses and landscaping.

Thank you!

COMMITTEE NEWS



TENNIS: Chairperson, Laura Groff, has received inquiries concerning resurfacing of the courts. This will hopefully take place towards the end of 2024, as funds become available to do so.



Brian Marx, would like to remind everyone to please put their unsightly trash, recycling and organics cans behind a fence or shrubs so that they cannot be viewed from the street.

2021 BWHOA BOARD MEMBER TERMS

Alex Hill: 2011-2013, 2014–2016 (President), 2017–2019 (President), 2020-2022 (President)

Brian Marx: 2017-2019, 2020-2022

Sue Trautner: 2018–2020, 2021-2023

Bob Oroszi: 2010–2012, 2013–2015, 2016-2018, 2019-2021

Phyllis Thompson: 2015-2017, 2018–2020, 2021-2023

Gloria Green: 2010–2012, 2013-2015, 2016-2018, 2019-2021

Linda Viargues: 2020–2022

Aaron Hernandez: 2022-2023

Real Estate in Blanco Woods



The real estate market in San Antonio continues to be very active. We're still in what we call a seller's market where demand exceeds supply and homes in certain price ranges, and sometimes in specific areas, are going fast! Many buyers end up putting in offers on multiple homes before they finally get one under contract.

In 2021, 10 homes sold in Blanco Woods. The average sale price was \$369,988, but sales ranged from a high of \$421,000 to a low of \$280,000. The average ratio of list price to sale price was 99% and number of days on the market ranged from 7 to 148, with an average of 40.

So, Blanco Woods is definitely on trend with the San Antonio market!

DISTRICT 9 UPDATE

The 2022 budget, adopted by the City Council, increases funding for core City services, such as public safety, infrastructure, parks and community cleanup.

Despite the financial challenges of COVID, we were able to persevere and continue improving the quality of life here in San Antonio. Additional District 9 budget highlights include:

- Blossom Park Loop Trail
- Panther Springs trailhead and dog park security lighting
- Gold Canyon Park Walking Trail Improvements
- Stonehaven Sidewalks
- HVAC upgrades to Brookhollow Library
- Henderson Pass Repaving
- W. Bitters Repaving
- Jones Maltsberger Repaving

District 9 also has roughly 266 improvement projects funded through the FY 2022 IMP.

Visit Councilman John Courage's website for more information and to sign up to receive his monthly newsletter:

www.sanantonio.gov/council/d9.

Garage Sale



The Neighborhood Garage Sale on March 26 is a great way to get rid of some things, make a little money and have some fun!

Each participating household needs a City Garage Sale permit. They are available at H.E.B. for a nominal fee and are good for the weekend. The HOA will post the sale on Facebook, Nextdoor and put an article in the print and digital versions of the S.A. Express-News.

Here are a few tips to help make your sale a success:

- ⇒ Start collecting and gathering items. Consider clothing, shoes, purses, jewelry, electronics, household items, furniture, tools, exercise equipment, etc.
- ⇒ Be sure the items are in good condition. Test electronic items to make sure they work.
- ⇒ Use a rack to hang clothes on so that people can see them.
- ⇒ Mark each item with the price that can easily be seen.
- ⇒ Group like items together.
- ⇒ Remove or cover items that are not for sale.
- ⇒ Set up your displays the day/evening before the sale so that in the morning all you have to do is open the garage door.
- ⇒ Put a sale sign in your yard.
- ⇒ Have a plan for what to do with items that do not sell. City bulk pick-up is the week of March 28!



Loop 1604 North Expansion Project

This project is now underway! Information on the status of this and other projects, including road closures, are available by accessing the following resources:

Project page: <https://www.txdot.gov/inside-txdot/projects/studies/san-antonio/092319.html>

Subscribe for email updates about the project: https://public.govdelivery.com/accounts/TXDOT/subscriber/new?topic_id=TXDOT_853

Facebook: www.facebook.com/TxDOTSanAntonioTX



To get trash collection info and schedule: <https://www.sanantonio.gov/swmd>

Select option: my collection day and plug in your address or

<https://www.sanantonio.gov/swmd/My-Collection-Day>

**BLANCO WOODS
HOMEOWNERS
ASSOCIATION**

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

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

Next Board meeting:
Wed., Feb. 17, at Faith
Presbyterian Church
Join us at 7 p.m.

Please deliver to addressee or current occupant

Wear a mask — Socially distance 6 ft. — CONQUER COVID!

Your Board of Directors and Committees

DIRECTORS

President

Alex Hill
210-492-2709
phyalx@sbcglobal.net

Gloria Green
210-492-6189
globertgreen@aol.com

Vice President

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

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

Secretary

Sue Trautner
210-363-9282
suetrautner@gmail.com

Phyllis Thompson
210-492-2709
phyalx@sbcglobal.net

Treasurer

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

Linda Viargues
210-488-5152
rnestof2@gmail.com

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

COMMITTEE CHAIRPERSONS

Architectural Control

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

Newsletter

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

Capital Improvements

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

Pool

Gloria Green
210-492-6189
globertgreen@aol.com

District 9 Liaison

Gloria Green
210-492-6189
globertgreen@aol.com

Tennis Courts

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

Grievance

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

Website

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

Landscape & Membership

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

Welcome

Phyllis & John Krauss
210-355-3720