

BLANCO WOODS HOMEOWNERS ASSOCIATION NEWSLETTER

January 2023



2023
GOOD BYE
WELCOME
2023



Feb. 14. Valentine's Day



Feb. 15 - Annual BWHOA Member Mtg. - Board Elections



Feb. 16 - BWHOA Board Meeting

Feb. 20 - President's Day

Mar. 12 - Daylight Savings Time - "Spring Forward" - set your clocks ahead 1 hr.



Mar. 17 - St. Patrick's Day



Mar. 25 - Neighborhood Garage Sale

Mar. 31 - Last day to pay dues for a \$10 discount

April 22 - Pool keys distributed at the pool area - 10 a.m. - 1 p.m.



President's Message

Happy New Year Blanco Woods neighbors and a big welcome to all the new Blanco Woods residents who joined us in 2022!

Another year has come and gone. With it was the completion of our pool renovation which many of our Blanco Woods residents enjoyed this past summer. Before you know it, it will be time to jump back in. A special thank you to Board Members Gloria Green and Bob Oroszi for leading the way on this project.

Please take a look at the **Calendar of Events**, which is on the next page and on our website to see what your HOA Board has planned for 2023.

Our 2023 **Annual Member Meeting is February 15th**. I look forward to seeing many of you that evening as we elect Board Members. Invitations to attend this meeting have been sent to Councilman John Courage as well as our SAPD SAFTE officer. I certainly encourage those of you interested in joining the HOA Board to consider doing so at this meeting. The BWHOA Board terms of Brian Marx, Linda Viargues and me are expiring. Brian and Linda have agreed to put their names back in the hat for another term. We so need others in our community to step up and volunteer to participate many capacities and roles.

See you February 15th!

Alex Hill,

BWHOA Board President



This year's Polar Bear Plunge on New Year's Day made a big splash - literally. There were 46 attendees and 19 jumpers, making this event the largest turnout ever for the annual plunge! The mild weather was most likely a huge factor in the large turnout. Hot cocoa and cookies were enjoyed by everyone and the jumpers received a certificate. Hope the January 1, 2024 plunge will be just as well attended.



2023 Blanco Woods HOA dues notices were recently mailed out. If you are interested in the early bird **\$10 discount** off of your dues, please make your payment **before March 31, 2022.**

All payments are due by April 30, 2023.

BWHOA 2023 CALENDAR



BOARD MEETINGS

**7:00 - 8:00 p.m. at
Faith Presbyterian Church**

Wed., January 18

Thu., February 16

Wed., April 19

Wed., June 14

Wed., September 20

Wed., November 14

Wed., January 17, 2024



ANNUAL MEMBER MEETING & ELECTIONS



**Wed., February 15, 7 - 8 p.m.,
Faith Presbyterian Church**

NEIGHBORHOOD EVENTS

Neighborhood Garage Sale –
March 25 (individual residents)

Pool Key Distribution - **April 22** (10
a.m.—1 p.m. at pool area)

Shredding Event – **May 6** from 9 – 11:00 a.m.

Pool Party - **May 20**

Back-to-School Parade/Picnic - **August 5**

S. A. Neighbors Together (formerly called National
Night Out) - **Oct. 3**

Polar Bear Plunge – **January 1, 2024** (2 p.m. - pool)



Newsletters

Published quarterly and are emailed to
residents and posted on the Blanco Woods
website.



The December holidays are now
well behind us so please take
down the outdoor lights and
decorations and store them until
later this year. This includes
colored uplights in front of
houses and in landscaping.

Thank you!

District 9 News

Councilman, John Courage, has
recently announced the largest
participatory budget to date - nearly
\$1.5M. This is your chance to have a
direct impact on your community by
giving input on how the funds should
be spent. If you are interested in
submitting an idea, please
visit this website:

D9PB.org.



ANNUAL BWHOA MEMBER MEETING and BOARD ELECTIONS

The meeting will be held on
WEDNESDAY, FEBRUARY 15, 2023
at 7:00 pm at Faith Presbyterian Church.
Three Board positions are open for
election. All residents are invited. All
Board positions are voluntary.
Please contact any Board member for
interest or for future neighborhood
planning. An agenda will be posted on
the BWHOA website prior to the meeting.



REAL ESTATE UPDATE IN SAN ANTONIO & IN BLANCO WOODS

There is a lot of information and misinformation about the current real estate market in general and in San Antonio. Here are some stats from the San Antonio Board of Realtors (SABOR) and the MLS that might help you sort fact from fiction.



- ◆ Comparing December 2022 with December 2021, homes sold for about 94% of list price. We are still seeing some seller concessions, but not so much as in the over-asking prices that were common a few months ago.
- ◆ There is a 3.2-month supply of homes which still favors sellers. A 6-month supply is considered a balanced market. Overall, it is still a sellers market. However, that can vary depending on the area of town and neighborhood. There is about a 4% increase in the number of days on the market.
- ◆ Interest rates increased for awhile in the Fall, but have come back down, although not to the historic lows we saw before.
- ◆ Overall, our market is stabilizing and coming back to more normal rates and number of sales.

In 2022 there were 8 home sales (2 were for the same house) in our neighborhood. There are currently no properties for sale. Last year's sales in Blanco Woods ranged from a high of \$640,000 to a low of \$360,000, with the average sale price being \$484,629, an average of 45 days on the market and sale price 104% of the list price.

Blanco Woods has shown itself to be a desirable neighborhood with a lot to offer residents, including a prime location. Now all we have to do is endure the construction at Blanco/1604 for awhile and hope that the new intersection will be worth the wait!



The Neighborhood Garage Sale on **March 25th** 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 ensure your sale is 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 27, but please wait
for your door hanger to arrive
before putting items at the curb!



**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. 16, at Faith
Presbyterian Church
Join us at 7 p.m.

Please deliver to addressee or current occupant

Your Board of Directors and Committees

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