BLANCO WOODS HOMEOWNERS ASSOCIATION NEWSLETTER

January 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.



Woods HOA dues notices were **DUES** 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.

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 SAFFE 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.



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, <u>2024</u>





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 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 – $\underline{\mathbf{Mav 6}}$ from 9 – 11:00 a.m.

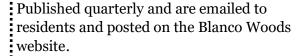
Pool Party - May 20

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





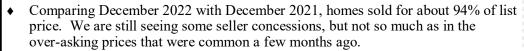
ANNUAL BWHOA MEMBER **MEETING and BOARD ELECTIONS**

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.





- 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 price104% 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 <u>March 25th</u> 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.
- \Rightarrow 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 <u>week of March 27</u>, 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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