



September 2023



**Mark Your
Calendar**

Sept. 4	Labor Day	
Sept. 20	BWHOA Board Mtg. - 7:00p.m. Faith Presbyterian Church	
Sept. 23	First day of Fall	
Oct. 3	Neighbors Together - Pool Area - 6 - 8 p.m.	
Oct. 9	Columbus Day	
Oct. 31	Halloween	
Nov. 5	Daylight savings ends	
11	Veteran's Day	
15	BWHOA Board Mtg. 7:00pm at Faith Presbyterian Church	
23	Thanksgiving	
Dec. 23	First day of Winter	
25	Christmas	
31	New Year's Eve	
Jan. 1, 2024	Polar Bear Plunge 2 p.m. - pool	

**Back to
School!**



The children in Blanco Woods recently returned to school. Please use caution, reduce speed and watch out for children who are walking to and from bus stops. Just a reminder that the speed limit in Blanco Woods is 30 m.p.h.

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 both sides of the road must come to a complete stop.

Let's all make sure our children stay safe!



MESSAGE FROM THE PRESIDENT

School has started so does that mean Fall is on the way? We can only hope and try to hold out for some cooler weather soon!

Since staying out of the heat is a top priority, have you visited our new **Little Free Library** for some reading material? If you have not seen the library yet, please stop by to see it in the pool parking lot. It is located right in front of the tennis courts as you drive in. I hope people are enjoying the chance to read a new book and share one with others. Many thanks to Joe Davis, who built the box, Tom Higginbotham who painted it and Bob Oroszi who oversaw the installation. Thanks to all who have shared a book or books.

Our next HOA Board meeting is September 20, at 7 p.m., at Faith Presbyterian Church. As always, residents are welcome to attend. If you have an issue you would like for the Board to discuss, please let me know in advance so that I can add it to our meeting agenda. Thank you.

Sue Trautner,

Your Neighbor and HOA President

Little Free Library



Please stop by and browse a book, leave a book or both at our Little Free Library. Unlike the public libraries, this one is open 24/7!

Happy Reading



We would like to extend a warm welcome to the following newest resident in Blanco Woods since May.

Priscilla O'Connor
16718 Summer Creek

Bulky Items Collection

The City's bulk collection for our zip code is scheduled for the week of October 16th. Please wait for a hang tag on your front door from the City before putting items out for collection. For information about acceptable and unacceptable items, please go to <https://www.sanantonio.gov/swmd/bulky>.



Formerly known as National Night Out, "Neighbors Together" is coming up on **October. 3rd**. We will have a celebration that night from **6 - 8 p.m. in the pool area**. Pizza and drinks will be provided for everyone, so please plan to attend to meet your neighbors and hear from some of our local government officials. This event is only for residents of Blanco Woods.

Brian Marx has registered Blanco Woods with the City of S.A. for the event and is working on scheduling some visits from our District 9 Councilman, John Courage, our SAFFE officer and possibly some other city or county official.

If you have a suggestion for someone to come talk to us briefly, let Brian know. Thank you, Brian, for all your efforts in putting this event together!



COMMITTEE NEWS



Architectural Control Committee

Charles Schneider is our new Architectural Control Committee Chairperson. He replaces Loren Davis, who had to step down from that position. Many thanks, Loren, for your hard work. Welcome Charles! If you have any exterior house projects, please complete an ACC Form, which can be found on the Blanco Woods website, and submit it to Charles for review prior to any work being scheduled. His information is on the form.

Newsletter

We are looking for a volunteer to do the Newsletter. Nancy Oroszi has been doing it for several years and would like to step down at the end of December. Please contact Nancy or Sue Trautner if you are interested in taking over this position.





REAL ESTATE NEWS

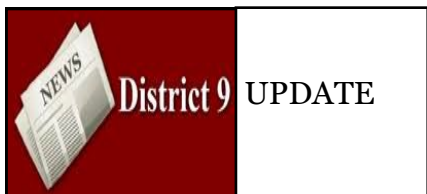


Blanco Woods has had 5 home sales so far in 2023. Currently, there is one home under contract and one active listing in the neighborhood. Homes are selling at or very near listing price, which has ranged from \$270,000 to \$489,000, with an average sale price of \$383,800 for an average price of \$204 per square foot. You have probably seen news stories about interest rates having risen to a level not seen in several years. Those higher rates have definitely impacted sales in general and have made it more difficult for some buyers to qualify for a loan. Inventory of available homes is still low as it continues to be a seller's market.

If you are considering selling your home, be sure to get with a trusted realtor to help you determine an accurate sale price and guide you through the process.



Our Board of Directors and Committee Chairpersons are all volunteers. There is always a need for volunteers to help keep Blanco Woods a great place to live. If you are interested in volunteering, please contact BWHOA Board President, Sue Trautner.



The Walker Ranch Senior Center celebrated the one-year anniversary on August 1st with a party with food, cake, music and mariachis . The center at 835 Rhapsody now serves nearly 300 members daily and that number continues to grow!

The Brookhollow Library has reopened after an upgrade to their HVAC system. The highly anticipated expansion of the parking lot is in the final stages of design, and construction is expected to begin by the end of the year. The new parking lot will include ADA parking, new trees to provide shade, a sidewalk, 45 new spaces and more.

If you are interested in receiving Councilman John Courage's newsletters, or view past newsletters online, please visit Councilman Courage's website for more information: <https://www.sanantonio.gov/council/d9>.

BLANCO WOODSHOMEOWNERS ASSOCIATION

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

Next Board meeting:
Wed., September 20, 2023
Faith Presbyterian Church

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