



October—December 2025

HOA BOARD NOTES:

I hope everyone has been able to enjoy our wonderful pool and the hot summer. The weather this year has been what we are now expecting here in central Texas. Hot, hotter and hotter with some rain here and there just to keep things growing. Now Fall is just around the corner.

To kick off the summer was the Pool Party held on May 16th which was a huge success! With approximately 45 residents in attendance.

Our participation in SA Neighbors Together is a culmination of the end of summer. We had approximately 40 residents who were able to stop by, eat some pizza, meet some representatives and share good conversation. It was great seeing ya'll.



Don't forget to VOTE 11/4....



In just a few weeks, on Tuesday, November 4th, Texas voters will go to the polls to consider 17 proposed constitutional amendments. The deadline to **register** to vote in the November election is Monday, October 6th. The first day of early voting is Monday, October 20th, and the last day of early voting is Friday, October 31st.

League of Women's Voters Texas, a non partisan organization, is encouraging everyone to understand what is on our ballot. The LWVTX will be supplying a [Voters Guide and explainer videos](#) which are designed to help us make informed decisions at the ballot box. We will have some at the Little Library as soon as they are available.

We are encouraging all of our members to confirm your voters registration at Vote411.org or through the [Texas "Am I Regis-](#)

Back to School!

The children in Blanco Woods recently returned to school. Please use caution, reduce speed and watch out for all persons walking to and from bus stops. Speed limit in Blanco Woods is 30 mph.

Texas code 545.006 mandates drivers must come to a stop when a school bus extends its stop sign and/or has flashing red lights. When a school bus is stopped, drivers traveling on both directions of the road must come to a complete stop unless there is a clear median divider, a turn lane does not qualify as a median.



Calendar of Events:

October:

12th, Sun - El Dia de la Raza (Race Day)

24th, Fri - United Nations Day

13th, Mon - Columbus Day

Oct 31, Fri - Halloween



November:

1st, Sat - Dia de las Muertas (All Saints Day)

2nd, Sun - Daylight Savings ends

4th, Tue - Election Day

11th, Tue - Veteran's Day

Nov 19, Wed at 7:30 pm BWHOA Board Mtg. - Garza home

Nov 27, Thu - Thanksgiving



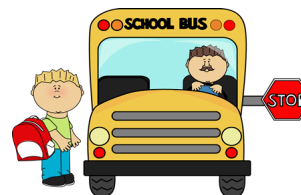
December:

14th, Sun - Hanukkah begins at sundown

25th, Thu - Christmas Day

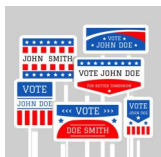
26th, Fri - Kwanza

31st, Wed - New Year's Eve





YARD SIGNS



Our covenants reflect city and state codes. Signs that can be placed in yards at any time are real estate signs. Flags that can fly at anytime are U.S., State of Texas and any branch of the U.S. military.

Political signage is limited to 4'x6' and can only be displayed 90 days prior to election day and must be taken down 10 days following election day.

Contractor, construction and home repair services are permitted for a 2 week period following completion of work.

HOA Committees

POOL

Thank you for taking care of our neighborhood pool as if it was in your own backyard. By putting away umbrellas, moving chairs close to buildings, keeping doors to bathroom closed and picking up trash we are all taking part of keeping our neighborhood clean.

For parties at the pool contact Laura Groff at 210-445-8306 or lgroff14@satx.rr.com

TENNIS COURTS

If anyone has a contractor recommendation for resurfacing the remaining tennis court, please contact any of the BWHOA Directors on last page.

COMMUNICATIONS

Ever wonder where the eblasts come from? **Alyssa Mendoza** is our volunteer Communications person. If you are not receiving eblasts, newsletters and such, please contact Alyssa at hoablancowoods@gmail.com.

We couldn't run the HOA without the help of volunteers like you, thank you for your time and effort.

New to the area?
Don't know what grows in this part of Texas?
Unsure what that beautiful plant is on the corner?
Want to start your own vegetable garden?
Want to have flowers all year long?

A great resource for all your gardening questions:
Garden Style and Botanical Garden information:
<https://www.gardenstylesanantonio.com/>

Blanco Woods Little Free Library

3400 Blanco Woods

Charter #169215

Motto: Take a book, leave a book.

There are no banned books to this library and is a service to all our members and the surrounding communities. If you see anyone politicizing this area, please let one of the officers know immediately.



Cats, Rats & Elephants



If you have seen more activity regarding cats, raccoons, or other critters it may be that someone is feeding them. If you put out food for our neighborhood feral cats, other animals will find it. By law, if you feed our feral cats, **you** are responsible for their welfare (i.e., shots, spay, neuter, mange, fleas, ticks, babies, etc.) Feral cats are territorial and will not just move on.



We would like to extend a warm welcome to all our new homeowners. We are so glad that you decided to make your home with us. If you have any comments or questions we are happy to answer

(last page of newsletter lists officers, directors, and local help contacts)

May you enjoy living in Blanco Woods for many years to come!



REAL ESTATE NEWS: Jeff Rouner *

Home prices in the San Antonio area continue to rise even as actual sales continue to decline, the latest report from the San Antonio Board of Realtors (SABOR) states.

Compared to August 2024, total home sales are down 7 percent, with only 2,952 sales. The dip is consistent with a nationwide trend of declining home sales, which are down 5.5 percent since July 2025.

Home prices are rising, though at a small rate. The average cost of a home in the San Antonio area is now \$382,419, a 5 percent increase over the average from August 2024. Price per square foot rose 1 percent.

* <https://sanantonio.culturemap.com/news/real-estate/sabor-home-sales-report>

If you or anyone you know in Blanco Woods would like to provide updates to our newsletter regarding real estate news, please contact Virginia (see last page for details)

COMMUNITY RESOURCE DIRECTORY

Do you or a friend need help finding food, coping with the loss of loved one, or knowing how to make the most of your paycheck?

The **San Antonio Community Resource Directory (SACRD)** is a directory of human services including nonprofit organizations, congregations, Government agencies, and compassionate groups in and around San Antonio. All of these and more can be found at: <https://www.sacrd.org/directory>.



District 9

UPDATE

The Walker Ranch Senior Center, located at 835 Rhapsody, offers socializing, classes, exercise, and free lunches to any and all San Antonio residents 60+ yrs. old. If you are interested in joining, stop by the Center with a current driver's license or valid ID. Membership is free!

It is easier than ever to get involved with your city government. You may not have time to go to the City Council meetings or attend other public meetings, but **SASpeakUp** makes it easier than ever to connect with your City. **SASpeakUp** is a one-stop website for participating in City Council meetings, surveys, events and more : at <https://www.saspeakup.com/Portal/S0037#home>.

We have a new District 9 Councilwoman, Misty Spears. If you wish to receive any current information via newsletter or eblasts coming out of the Councilwoman's office, please visit: www.sanantonio.gov/council/d9 and scroll down and click on box labeled Newsletter, fill out form and click submit. FYI: The events tab/page is currently way out of date. This editor will keep trying back and if the location changes there will be updates in our next Blanco Woods Newsletter.

If you have information from the Mayor's or Councilwoman's office and would like to share, please contact Virginia (contact info on last page).

SAN ANTONIO WATER SYSTEM (SAWS)

A program called **SAWS Uplift** offers a variety of programs to help ease the burden of utility costs for those who qualify in order to ensure they have access to life-sustaining water and sewer services. If you or anyone you know needs help, please contact **SAWS Uplift** at: <https://uplift.saws.org>.



Preparing for fall and winter:

- Clean gutters/downspouts
- Inspect roof
- Seal gaps and cracks
- Trim trees and shrubs
- Mulch flower beds
- Plant fall bulbs now for spring blooms
- HVAC check ups
- Fire alarm test—replace batteries as needed (if wired into home, you need to replace minimum every 10 years)
- Start preparing for end of year expenses and budgeting for 2026



Its almost Fall! Must be time for the annual Food Bank Turkey Trot!!!

Thanksgiving is a time for thanking those that have helped you this year and for helping those less fortunate if you can.

For those who would like to participate, but don't wish to walk downtown, there is a sign up for virtual walkers. I have set up a Blanco Woods team and we will meet at the pool parking lot, same time, 8:30 with our feathers on! Sign up:

<https://safoodbank.org/turkeytrot/register/>

If you wish for **Virginia** to pick up your packet, you must sign up and let her know no later than **Sun, Nov 23rd** at 703.328.5663.



Gardening Guide from the Botanical Garden:

- ♦ Water early in the morning
- ♦ Don't be alarmed by midday wilt
- ♦ Heat may temporarily pause flowering
- ♦ Start fall veggies (broccoli, cabbage, kale, beets, swiss chard, etc.)



DID YOU KNOW?

SA FOOD BANK:

CULTIVATES 75 ACRES ACROSS TWO AGRICULTURAL FARMS, INCLUDING 50 ACRES AT THE NATIONAL PARK SERVICE'S MISSION SAN JUAN CAPISTRANO, A WORLD HERITAGE SITE.

Flooding has been front and center this year in our area. What to know and do if in doubt.

- ⇒ Sign up for alerts
- ⇒ Clean gutters and storm drains, never drive thru floodwaters (if in doubt, turn around)
- ⇒ Know your risk
- ⇒ Unplug electrical appliances
- ⇒ Plan your evacuation

Blue Recycling Bin:

What goes in, what stays out: (<https://www.sa.gov/Directory/Departments/SWMD/Recycling-Organics/Recycling>)

- Items should be loose, clean/rinsed and never bagged
- Glass and plastic bottles, cups and jars (lids go into brown bin) exception is plastic lids may stay on plastic bottles
- flatten all cardboard and cut to fit into bin.
- Nothing that will catch in the gears of the recycler (rope, hoses, string, strapping, zip ties, one time use plastic bags, etc.
- No Styrofoam as it breaks down and gets caught in machinery
- Never use blue bin as overflow for brown.
- Available in 96 and 48 gallon (to request a different size, call: 311 or 210.207.6000
- Grocery bags can be bundled and dropped off at the grocery store for plastic recyclers



It has come to our attention that some pet owners may not be doing their part.

We love meeting and seeing you out walking your friend, best bud, part of the family, friendly side kick, “baby”, etc. and visiting, but please also do your part to keep Blanco Woods beautiful so that we can all enjoy the outdoors.

Pets must be on a leash and owner or handler is asked to clean up after when out in public.

Bulky Items Collection

The City’s bulk collection for our zip code is scheduled for the week of **October 14**. 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>

Please do not put items on sidewalks or streets.

NOTE: If you need out-of-cycle collection, call 311 or 210-207-6000. There is a cost involved.

Free Curbside SA3 Recycling CLOTHING, SHOES, & HOME GOODS

San Antonio Residents can now recycle clothing, shoes, and home goods with free curbside pick up in **3 easy steps** ;

- 1 SCHEDULE A PICK UP**
To schedule a pick up just call, text 210-538-2056, or Download our App (**SA3 Curbside**)
- 2 PREP FOR PICK UP**
Fill any bag or box with recyclable items. Check out our app or website (SA3communityrecycling.com) for more information about acceptable and unacceptable items.
- 3 PLACE FOR PICK UP**
Put your "SA3" marked bags or boxes outside on your curb, porch, or driveway on your scheduled pick up date and we'll handle the rest.

Logos: SA3 Community Recycling, Abilene Community Recycling, SM-RT Secondary Materials and Recycled Textiles

BLANCO WOODS HOMEOWNER'S ASSOCIATION, INC.

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

www.blancowoods.com

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Newsletter

Virginia Vaillancourt-Garza

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Please send me any
comments, suggestions or
articles by Dec 10th, 2025 to
be included in the next
Newsletter

Welcome

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Communications

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210-274-6093

Other Important Numbers

In case of **Emergency, please call 911**, otherwise use the numbers/websites below for outages, questions, concerns, information, and/or help.

CPS Energy to report Electric or Gas outage/leak: 210.353.4357 (HELP), Non emergencies can be reported via their website at: <https://www.cpsenergy.com/en/customer-support/contact-us.html>

SAWS: Emergency and Non Emergency for Water and Sewer is: 210.704.7297(SAWS) or can be reached via website: <https://www.saws.org/>

Our Non-Emergency **SAFFE Officer** (SA Fear Free Environment) is Claudia Ramirez who can be reached at 210.260.8358 for any suspicious activities around your home or in the development.