



SHAVANO OAKS COMMUNIQUE

November 2006

HAPPY THANKSGIVING

Board Actions

The Board met on September 26, 2006 and the following items were discussed:

Annual Homeowners' Meeting – The Restated By-Laws of Shavano Oaks Townhomes Association, Inc (August 18, 2005); Article III Meeting of Members; Section 1 Annual Meetings; 'state that the Annual Homeowners' Meeting will be held on the second Monday of November of each year.'

The Board discussed this item and as the fiscal year ends on December 31 of each year the board made the decision to move the Annual Homeowners' Meeting to late January of each year.

After receipt of the Attorney's review of the By-Laws, the Board made the decision to permanently change the date of the Annual Homeowners' Meeting to a date late in January of each year. This timing will ensure that the prior years financials will be complete.

Board Meetings – The Board has also made the decision to move from monthly meetings to quarterly meetings in 2007.

The Board will use email and special meetings to work items that occur during the quarterly meetings

There will be a regular monthly meeting, held on the property, when the current management company will bring in contractors and review and plan for any updates to the property.

OTHER ITEMS

Dogs Running Lose and Waste pickup

According the Restated By-Laws of Shavano Oaks Townhomes Association, Inc (August 18, 2005); Section VI, Use Restrictions; Section 6.9, Animals and Poultry; states ' Pets shall be on a leash at all times when outside the residence located on the Owner's Lot. No pet shall be allowed to urinate or defecate on any portion of the Common Area, and the Owner of the pet shall immediately remove feces left upon the Common Area or private yard by the pet.

There have been reports that there have been unleashed dogs that have chased individuals have been in garages. Please keep your dogs on a leash at all times when in the common areas.

Also, please pick up the dog waste.

Sprinkler System – There have been some major repairs made to the sprinkler system over the past months. This includes controllers being replaced. After all of this work was completed – the sprinklers still continued to come on at odd times. The problem has been identified and rectified. There were lizards and ants invading the controllers. We have had the controllers sealed and they will be regularly baited to keep the ants out of the controllers.

At this time the sprinkler system has been set to run late Monday night and early Tuesday morning. If you find a sprinkler coming on at other times please notify Oscar at the Management company.

Not TOO Early to begin considering becoming a Board Member

There will be two board vacancies that will need to be filled during the November 2006 Homeowner's meeting. Many of you have demonstrated interest in how your community is run and maintained. The Board generally meets regularly with frequent communication between meetings usually by email and telephone. Terms are 2 years. If you have any additional questions about the board responsibilities, please contact a current board member.

Christmas Decorating – The area will be decorated for Christmas on Saturday, 12/2/2006 beginning at 10 AM. If you would like to help please come to the clubhouse.

Shavano Oaks Website – The Shavano Oaks Website has important information and the site is <http://www.shavanooakstownhomes.com/>

Need someone to help with house cleaning??

Call Elvira Gonzalez at 210-641-2949

Next Board Meeting

The next board meeting is scheduled for, Tuesday, November 28, 2006 beginning at 6:30 PM. Remember that the first 30 minutes is available for residents to share issues and/or concerns.

BOARD OF DIRECTORS

Mike Gehri	President	492-7074
Jane Wirtz	Vice President	493-9332
Paula J Kummer	Secretary	408-7730
Noel Osborn	Treasurer	493-1711
Mike Settles	Member	479-1751

Requests/Concerns – SHAVANO OAKS RESIDENTS SHOULD COMMUNICATE
ALL REQUESTS AND CONCERNS TO THE KYSE MANAGEMENT COMPANY AND
KYSE MANAGEMENT COMPANY WILL COMMUNICATE THE DECISION.

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