

# SHAVANO OAKS COMMUNIQUE

September 2007

## **Board Actions.**

The next quarterly board meeting will take place on Tuesday, October 23, 2007 at 6:30 PM in the Clubhouse. The first 30 minutes are available for Homeowners' concerns.

## **Area Security:**

- In the interest of improving security lighting in the neighborhood the SOHA Board suggests that homeowners adopt the practice of leaving an outside front light on at night. A number of neighbors are doing that already, and we thank them for helping insure our community's safety. Studies show that "lighting up" increases security, and we all want to make sure that we do our part to that end.
- The Board also suggests that those homeowners that have security systems installed ensure that they are in working order and consider having them connected to a central security monitor/response company. This also heightens the overall community as well as your individual security. Post your company's signs that the neighborhood is "connected" to outside vigilance.
- The Board is in the process of inspecting the neighborhood to see where additional automatic security lighting may be needed. We have, at your suggestion, added additional lighting to the front of the Clubhouse area. Thanks for giving us a heads up on that!

## **Your Assessment Dollars at Work – Brief outline of major expenses for 2007**

### **Landscaping Update**

The Shavano Oaks property landscaping upgrade is completed. The overall cost of the updated landscaping was approximately \$30,000.

### **Roofing and Siding Repairs**

There have been numerous issues with roof and siding leaks (some 30 homes) during this first 8 months of 2007. The cost for these completed repairs is approximately \$32,000 with some additional \$15,000 (approximately) of repairs to be completed. Painting of the siding was an additional \$3280.

### **Electrical and Plumbing Repairs**

There have been some major issues with the common area electrical and plumbing (numerous leaks). These repairs have a cost of approximately \$5,000.

### **Entrance and Exit Gate Repairs**

Replace of the sensors that keep the gates open to allow vehicles to clear the gates at the back of the property with a cost of approximately \$4775.

### **General Maintenance**

General Maintenance includes issues around the community that must be maintained such as broken lights, trash pick up, broken fence pickets and just general maintenance with a year to date cost of \$4728.

### **Irrigation Repair and Upkeep**

There are ongoing repairs to the irrigation system and the year to date cost is \$4500.

### **Water Usage**

One expense that is much lower this year then in the past several years is the water usage – about half of the expected expense, \$4800 year to date. The reason that for the significant decrease is repairing multiple major water leaks on the property – many of the leaks had been there for several years.

**Property Maintenance Activity (Parking):**

Our maintenance contractors are currently very busy in the neighborhood replacing siding and performing roof repairs (when the weather allows). For the duration of this busy period the Board has authorized the contractors to park their maintenance trailers on the property. Without the trailers available for trash collection, the repairs would cost considerably more.

**Rodents/Pests (including CATS)**

The community has had some isolated problems with rats. Please be reminded that rats are always on the lookout for water and food. Pet food, bird food, squirrel food or anything else edible that is left outside will attract rodents, they eat anything! The exterminator recommends that pet food etc, be moved indoors and put in rodent proof containers so that rodents will not be attracted to the property. It is the homeowners' expense to rid your property of any pests.

Additionally, please do not feed the stray cats. We attempted trapping the stray cats but were not successful due to the rodents getting to the bait before the cats.

**Not TOO Early to begin considering becoming a Board Member**

There will be three board vacancies that will need to be filled during the January 2008 Homeowner's meeting. Many of you have demonstrated interest in how your community is run and maintained so please consider becoming a Board member. The Board generally meets quarterly 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.

**Newsletter:**

Items for the publication in this newsletter should be submitted by email to [mmgehri @aol.com](mailto:mmgehri@aol.com), or by bringing a note to 14102 Burlwood (Mike Gehri) or by calling 492-7074.

<b>Board of Directors</b>		
Paula J Kummer	President	408-7730
Jane Wirtz	Vice President	493-9332
Mike Gehri	Secretary	492-7074
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.

**KYSE & Associates Management Co., Inc.**      **Oscar Gordon**  
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