July 3, 2009

An Open Letter to Homeowners of The Springs at Stone Oak

At the Quarterly Board Meeting of June 23, 2009, the Board of Directors voted to address issues regarding feral and domestic cat problems.

There has been a proliferation of feral and domestic cats roaming the Springs at Stone Oak. They have caused extensive property damage to flower beds, porch furniture and have become a general nuisance to homeowners living on Crystal Spring, Pearl Spring and Branch Spring.

It is also well known that male cats roam and fight to find mates and defend their territories for mating. Injuries may occur and transmit diseases to one another through bite wounds. It has also been reported that these cats fight each other outside homeowner's bedroom windows creating unwelcome noise and disturbance of sleep for the homeowner.

Defecation and urine has caused extensive financial loss and health issues as well. It has been reported that the soil in flower beds has been so heavily impacted by returning cats as to render the soil for gardening impossible. Other issues reported are strong foul odors from unneutered male cats spraying to mark their territory and flea infestation as well.

Feral cats are the offspring of lost or abandoned pet cats or other untamed cats who are not spayed or neutered. Females can reproduce two or three times a year, and their kittens will become wild and can become pregnant as early as 4-5 months of age. Because of this, we believe there has been a steady and rapid increase in their numbers exponentially over the last 8 or 9 years.

Homeowners have a responsibility as defined in the Covenants, Conditions and Restrictions (CCR's) for the Springs at Stone Oak:

ARTICLE XV *NUISANCES*

IN PART READS: No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an <u>annoyance or nuisance to the neighborhood</u>

ARTICLE XVII
PETS
IN PART READS: No animals that may pose a safety or health threat to the community shall be raised, bred or kept on any lot except for cats, dogs, or other generally recognized household pets of a reasonable number and provided further that <u>no more than a total of three (3) adult animals may be kept on a single Lot.</u> Adult animals for the purpose of these covenants
shall mean and refer to animals one (1) year or older.

All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws), and in accordance with all rules established by The Springs at Stone Oak Owners Association. <u>It shall be the responsibility of the owners of such household pets to prevent the animals from running loose or becoming a nuisance to the other residents.</u>

Concerns about rabies, financial loss and nuisance issues continue to be discussed in our community with no one idea or solution agreeable to everyone. Debates in our community continue over what to do with these cats, who is responsible for them and what appropriate control can be implemented.

What we do know is negligence on the part of homeowners who allow their cats to roam the Springs are contributing to this issue.

Therefore, the Board of Directors voted to implement the following procedures to attempt to get a handle on this serious issue.

1. A number of traps will be set out to capture cats that are roaming the Springs at Stone Oak.
2. Cats that have collars and cats that don't have collars will be transported to the San Antonio Pound on a daily basis and will begin August 3, 2009. This date of implementation should give ample time for homeowners with pet cats to consider neutering and or spaying.

The Board of Directors is asking homeowners to make every effort to comply with this request. We can assure you that it was a very difficult decision to make and was not taken without due consideration from all sides of the issue.

Sincerely,

Jerry Zimmermann, President   Sue Womack, Vice President
Springs Home Owners Association   ProCom Management Company
210.481.0425   210.403.8141
jlzimmermann@sbcglobal.net   swomack@procomm-mgmt.com