

The Springs At Stone Oak

February 2012

Message from the Association President

As we look back at 2011 and welcome the opportunities and challenges of 2012, I join the rest of your HOA's Board of Directors and our Association Manager in wishing you and yours a safe, healthy, and prosperous 2012.

2011 was significant in many ways for our neighborhood:

Inside This Issue

- 1 Message from the President
- 2 2012 BOD & Committees
- 3 Finances
- 3 Manager Notes
- 4 2011 HOA Laws
- 4 CCRs and Bylaws
- 4 Springs Website/E-Mail

- San Antonio experienced its 12th worst drought since rainfall statistics have been collected. The lack of rain resulted in the HOA having to significantly increase the frequency and amount of water for our common areas (front entrance, park, middle islands) by our sprinkler system and by hand watering, and thus our water bill also increased significantly over historical averages. Your HOA also replaced a goodly amount of the plants and ground cover in the common areas, as well as replacing the grass in the entrance and marquee areas.
- The 82nd Texas Legislature adopted 16 laws in 2011 that directly affect HOAs and their operations. Please see a summary of those laws on page 4. All of the new laws have been appropriately incorporated in our CCRs and Bylaws, and will be discussed at the **2012 Annual General Member Meeting on March 27, 2012** at ProComm.
- Unfortunately, the continuing sour economy and depressed housing market resulted in an abnormally high number of Springs owners becoming delinquent in paying their annual HOA assessment. Several of the delinquencies progressed to the foreclosure stage, but thankfully only one residence actually made it to the undesired foreclosure auction step (and only after the owner refused an offered payment plan).

We continue to enjoy the professional services of our Association Management Company, ProComm, our landscape and mowing contractor, Texas Landscape, and our access gate maintenance contractor, Quality Access Systems. Having those responsive and knowledgeable firms has allowed the Board of Directors to concentrate on HOA business, and not on obtaining piecemeal and expensive solutions to equipment outages or substandard performance by contractors temporarily hired by the HOA. As such, the HOA/Springs residents are enjoying a suite of affordable and professional services provided by high quality organizations.

We look forward to 2012 and a continuing, strengthened relationship with our Association Manager and with our landscape and gate maintenance contractors, while concentrating on our primary focus – the preservation and enhancement of The Springs, its environment, its facilities, and – most importantly – the enjoyment of living here by all Springs residents.†

Jerry Zimmermann

President, The Springs At Stone Oak Owners Association

2012 Board of Directors and Committees

Board of Directors:

President	Jerry Zimmerman	(term expires 2013)
1 st Vice President	Gary Bushover	(2012)
2 nd Vice President	Johnny Edwards	(2013)
Secretary	Carolyn Clark	(2012)
Treasurer	Nancy Stinson	(2013)

Committees/Contacts:

Architectural Review Committee (ARC):

<VACANT>, Chairperson [*Jerry Zimmerman, Temporary Chairman*]
 Justin Steen
 Lori Dullnig-Warlen

CCR Violation:

ProComm Management
<http://www.associaonline.com/sites/procomm/homeowners/Pages/default.aspx>
 or 545-1888

FEMA Flood Zone:

Johnny Edwards

Gate Contact:

ProComm Management
<http://www.associaonline.com/sites/procomm/homeowners/Pages/default.aspx>
 or 545-1888

Landscape Committee:

Carolyn Clark

Marquee Contact:

Tom Ryan

Resident Directory:

Connie DeMeo

Social:

Amanda Steen

Website Coordinator (nancy.stinson@me.com):

Nancy Stinson

Stone Oak POA Neighborhood Representative Committee:

<VACANT>

Association Manager

Sue Womack
 ProComm Management
 300 E. Sonterra Boulevard, Suite 350
 545-1888

Please note the need for additional/new volunteers for Board of Director positions becoming vacant in 2012. for the Landscape Committee. for the ARC (including its Chairperson). and the Springs representative to the Stone Oak Neighborhood Representative Committee.

Contact any Director, the respective current Committee chairperson, the Association Manager, or send an e-mail to the Springs Website Coordinator if you desire to volunteer for any of these positions or committees!



Association Finances

The Springs 2012 financial assets reflect the effects of both the 2011 drought and a lousy economy, especially in the very low interest rate now being earned by our Reserve Fund, and, for 2012, in the reduction in HOA revenue by \$4,000 as a result of a legal determination that the \$25 late charge for annual dues was being improperly collected every month. As a result, those owners who paid the \$25 late charges will be credited the amount they paid for that charge on their 2012 assessment. The Board of Directors has reduced the budgeted contribution to our Reserve Fund for 2012 in order to accommodate the revenue reduction. Our Reserve Analysis Study, last updated in 2009, continues to serve as a good reference for programming anticipated replacement expenditures using the Reserve Fund, and will be updated in 2012.



Our monetary assets (as of December 31, 2011):

Operational Funds (Checking account):	\$17,557
Reserve/Replacement Fund:	\$58,353
Total	\$75,910

Our expenditures in 2011:

Admin (Management, postage, copies, legal, website)	\$12,067
Maintenance/Repairs (Common areas, fences)	\$ 4,636
Landscaping/Mowing/Sprinkler System Repair	\$26,357
Access Gates (Maintenance, Monitoring, Repair)	\$ 4,447
Utilities (Electricity, Water & Sewer)	\$16,846
Insurance & Taxes	\$ 2,715
Total	\$67,068

Notes From The Association Manager

On behalf of all of the professionals at ProComm, it's indeed our continuing honor and pleasure to serve as your Association Manager. It has been quite rewarding to work with the residents of the Springs At Stone Oak and the HOA's Board of Directors in ensuring The Springs remains a pleasant community to live in and come home to.

As part of our responsibilities as your HOA Manager, we visit The Springs at least twice a month to ensure that your CCRs are being followed consistently and correctly. The most common violations that we've identified include: (1) unapproved external modifications (storage sheds, decks, etc.) that usually result from a failure to submit an Improvement Request Form for Architecture Review Committee decision **prior** to beginning an improvement (CCR Article IV), (2) inadequate lawn/yard maintenance, including back and side years (Article XII), (3) inoperable vehicles parked on the street or driveway (Article XIV), (4) trash and recycle carts not stored outside of public view (Article XVI), (5) privacy fences not being maintained/pickets replaced as needed, or modifications made that affect drainage (Articles VIII and XXIV). In many cases of noted violations, a "courtesy" notice of violation is first mailed to the resident, with a formal Violation Notice mailed if the violation(s) are not immediately corrected. Of course, we hope that the number and types of violations continue to reduce or become nonexistent altogether, for the benefit of all Springs neighbors.

Again, it's a pleasure to serve you as your Association Manager. If you have any questions or comments for me concerning your neighborhood, please contact us at 545-1888. You can also contact us through our website at <http://www.associaonline.com/sites/procomm/homeowners/Pages/default.aspx>.

Sue Womack, CPM, CMCA®, AMS®, PCAM®

2011 HOA-Related Laws

The new HOA-related laws passed by the 82nd Texas Legislature in 2011 include the following new or modified authorizations or requirements:

- Owners authorized to install certain flags and freestanding flagpole(s) [ARC review and approval required]
- Owners authorized to install solar energy devices [ARC review and approval required]
- Owners authorized to install rainwater harvesting systems [ARC review and approval required]
- Owners authorized to install religious items on entry doors [restrictions apply]
- Owners authorized to install weather-resistant roofs [ARC review and approval required]
- HOA governing and “dedicatory” documents (CCRs, Bylaws, Board of Director Resolutions, amendments) must be recorded with the County Clerk Office, or they become unenforceable. [Note: This requirement resulted in the invalidation of 1 Bylaw amendment approved by the Springs HOA members in 2004, as well as 1 CCR Resolution adopted by the Board of Directors in 2002 and updated in 2006. Those documents will be reconsidered for re-adoption during 2012]
- Board of Director meetings must be announced by marquee and e-mail no later than 72 hours prior to the meeting, or by USPS mail no later than 10 days prior to the meeting if HOA-wide e-mail is unavailable
- HOAs must formally develop and publish a Document Retention Policy and a Records Production and Copying Policy.
- HOAs may offer absentee and electronic ballots for use in HOA-wide elections/voting on issues. Such ballots may be used to count toward a member meeting’s quorum, but only for the issue being voted on. If the issue being voted on is changed from its original at the member meeting, all absentee and electronic ballots are void for that issue.
- HOA members may not be disqualified from voting for any reason
- Secret member ballots are prohibited; all votes must be in writing and signed by the owner or his proxy
- Other than being convicted of a felony or crime of “moral turpitude,” there are no disqualifications for a member being elected to or serving on the Board of Directors
- All HOA governing and dedicatory documents must be posted on the HOA’s public website

All of the required modifications to our CCRs and Bylaws required by the above laws have been incorporated into our documents, which are available on our website, as are the new required Records Retention and Records Production and Copying Policy documents.

CCRs and Bylaws

As you can tell from the list of the new HOA-related laws listed above and the earlier list of common violations identified by our Association Manager, it's critically important and indeed a requirement that each Springs owner and resident maintains awareness of the current constraints, restrictions, and rules that come with living or owning a home in the Springs. Our up-to-date CCRs and Bylaws are maintained on our website for viewing or downloading. If you lack Internet access, contact our Association Manager, and you can have a current copy of either or both documents mailed to you (copying and mailing costs will be required from the requestor).

Springs Website and E-mail List

Our Springs website, <http://www.TheSpringsHOA.com>, provides convenient and easy access to Springs information, to the current versions of the HOA’s ByLaws and CCRs, and to other documents for anyone with Internet access, By the new state HOA laws, it is also a primary means for notifying HOA members of upcoming Board meetings. The Springs e-mail list provides infrequent, but time-sensitive information to those residents who have an e-mail address. Like our website, the new state HOA laws also require notices of upcoming Board meetings to be announced to HOA members through the HOA e-mail list, and to support that, state, “Members have a duty to register and keep their email address updated with the Association.” If you’re currently not on the Springs e-mail list, or have a new e-mail address, please send an e-mail to the Springs Web Coordinator, nancy.stinson@me.com, requesting your inclusion.