

Stone Oak POA  
 Neighborhood Representative Committee  
 January 22, 2020

These figures were from actuals in 2019. People always ask two questions, so here they are with answers.

Question 1: How does the POA acquire funds?

Answer:	Residential	1 Lot = 1 point = \$116/year.	\$ 769,000
	Commercial	1 acre = 1 point. (not platted)	726,000
		1 acre = 5000 sf = 1 point (platted)	
		Adjustment:	<u>49,000</u>
		Adjusted Total:	\$1,446,000

Property Owner Funding	\$1,446,000
Sales Transfer Fee	149,000
Administration Fees	114,000
Architectural Fees (Ken Pylon heads)	23,000
Other (Savings, Interest, etc.)	<u>21,000</u>
Total Income:	\$1,753,000

Question 2: How does the POA invest those funds?

Landscape	\$ 719,000
Landscape Improvements	235,000

Includes 2 new monuments - one at Stone Oak/Hwy 281 and one at Independence Hill. The one at Stone Oak is waiting on electricity which has to be put in beneath the road (which also has gas lines there)l.

Water Conservation	16,000
Office Admin. & Architectural Review	408,000
Insurance, Accounting & Legal	<u>140,000</u>
Total Expenses:	<u>(\$1,518,000)</u>
2019 Savings:	\$ 235,000

Operating Cash	\$ 156,000
Savings	880,000
Replacement	529,000
Accounts Receivable	59,000
Property & Equipment	80,000
Prepaid Insurance	69,000
Notes Payable	( 129,000)
Prepaid Assessments	<u>( 125,000)</u>
Total:	\$1,519,000

NOTE: It was interesting to me to see the chunk of the 2019 actuals devoted to landscaping. Taking that into account might help us determine what percent of our income should go towards landscaping. Below I have identified how they spent that amount and what all we should consider.

Aesthetics Committee - John Kiser

All islands are numbered so you can identify them when calling.

Weekly Mowing - In winter, every other week.  
Every Monday - trash pickup.  
Put stone and mulch under trees.  
Mulching all beds now. Leave a well around tree trunks.  
Organic Fire Ant Control  
Organic Weed Control in fall.  
Weather station near the Temple or irrigation which is monitored in the office.  
45 meters on drip irrigation which are read weekly for leaks or SAWS over charges.  
Annual composting - 1200 cubic yards of organic compost.  
Change out flowers.

Arbor Day - Last year 200 trees were donated to us along with compost and mulch.

Architectural Committee

Identifies Permitted Areas  
Designated heights zones  
Receive an average of 7 submissions per meeting - did 140 reviews in 2019.  
There were 673 violations reported.  
13 New businesses in 2019.

The POA continually interacts with the City of San Antonio. Viki Melton is the Neighborhood Representative Committee Chairperson. **Colt Osburn is the Senior Infrastructure Analyst for the City** in our district. Our councilman is John Courage for District 9.

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Friday they will meet at La Taza  
First Friday at Parman Library

The POA tries to keep owners involved through the Neighborhood Reps Committee which meets the second Wednesday of every month. Every quarter they receive a report on Hwy 281 progress or changes. They also got the shade structure in Stone Oak park approved and built.

Feb. 22 - Dumping and Donation Day (8:00am to 1:00pm)  
Apr. 18 - Earth Day

They are currently updating their website to add events scheduled. Not there yet. They received a whole new program in November and are getting it up to date.

How to contact the Board in writing:

How to contact the S.A.F.E. officers directly by email. We now have 2 officers for our area.

John Helle:	(210) 207-6086	<a href="mailto:johnhelle@sanantonio.gov">johnhelle@sanantonio.gov</a>
Gerald Rodriquez:	(210) 207-6086	<a href="mailto:gerald.rodriquez2@sanantonio.gov">gerald.rodriquez2@sanantonio.gov</a>

NOTE: They are unable to see anything on Next-Door, nor on the Ring App.  
When contacting, provide all info you can - license plate, address, pictures, etc.

Several neighborhoods have invited them to discuss "Citizens on Patrol."  
Invite them to Board meetings.

Transportation & Capital Improvements for the City of S.A. was represented.

They are looking into the stop-and-go lights on Hardy Oak both at Huebner and Sonterra.  
Road markings are all weather related as to when they can do it.

If you **call 311** with an issue, get the reference number and tell others that may report the same problem to be sure to use the same ref. number. This includes potholes and the like. Also, the more calls they get regarding the same issue, the faster that issue will be moved to the top.

I completed one of their forms requesting customer service to look into the small turning island in front of the apartments by Barbara Bush Middle School. I saw a 18-wheeler try to make a left-hand turn while going east, couldn't make it and just drove over the curbs. Also saw photo on Next-door of small truck trying to make a U-turn to go east when coming out of the apartments and couldn't make it. Will be a nightmare when those apartments are occupied and very unsafe. They will look into and get back to me. They had no input when that was all done, but they can get something done if its presented as a problem. The rep took it with him. Several other people at the meeting were in agreement that it was a read danger.

We were told that the **largest pollutant in our water is from dog poop**. Emphasize that ALL poop should be picked up. We now have containers and bags in our park. This was a big complaint by several neighborhoods - people not picking up the poop.

I was told at the end of the meeting by Joe Silman, Board President, that all property remaining undeveloped can only be used for commercial or multi-property. The areas were plated out when the City took over Stone Oak and cannot be changed.

Also told those apartments by Bush Middle School are NOT Section 8, however, they may come under another heading which makes a percentage of occupancy go to low income families. I will be checking on that.

Connie DeMeo