

# NEIGHBORHOOD REPRESENTATIVES

## Stone Oak POA

Viki Melton,  
Joe Silman Pres,  
Meg Lorente Property Manager,  
Greg Barnes, Director

- Arrowhead – Michael Bedwell
- Arrowhead Estates – Tom Hill
- Big Springs – Monette Fisher
- Breezes - VACANCY
- Canyon Rim / Hidden Mesa – Lisa Kuehl
- Canyon View – Casey Carlsen
- Canyons at Stone Oak – Daryl Johnson
- Champions Ridge – Mac McCarthy
- Champions Run Estates – Jill Williamson
- Champion Springs – Mary Cardenas
- Champions Village – Janna Sandridge
- Crescent Oaks – Lisa Tuley
- Crescent Ridge – Cliff Rath
- Echo Canyon/Mesa Grand – Ken Piland
- Enclave - VACANCY
- Heights at Las Lomas – Deidy Chapa
- Hidden Canyon at Stone Oak – Laverna McWhorter
- Knights Cross – Carol Sexton
- Las Lomas – Lisa Tkatchuk
- Mesa Verde - VACANCY
- Mt Arrowhead – Yolanda Adams
- Ridge at Stone Oak - VACANCY
- Saddle Mountain - VACANCY
- Seventh at Sonterra – Debbie Bertram
- SOCOMA – Al Crouch, Arien Adams
- Sonterra POA – Sharon Meyer
- Sonterra Villas - VACANCY
- Stone Mountain – Art Downey, SOPOA Board Chair
- Springs at Stone Oak – Connie De Meo
- Summit – Tom Trbovich
- Villages at Stone Oak – Trant Batey
- Villas at Sonterra - VACANCY
- Danny Ashinhurst
- Oscar Campos

NEXT CLOSED MEETING FOR  
SOPOA NEIGHBORHOOD REPS:  
**August 11<sup>th</sup>, 7:00 pm,**  
**Club at Sonterra.**  
(These meetings are not open to  
the public.)



## NEIGHBORHOOD REPRESENTATIVE COMMITTEE MEETING

JULY 14, 2021  
CLUB AT SONTERRA / ZOOM

### INVITED GUEST SPEAKERS:

- I. **BRYAN NAYLOR** – District 9 Representative, Community Safety Liaison
- II. **GERALD RODRIGUEZ & NICHOLAS SOLIZ**  
SAPD SAFFE Officers
- III. **SAN ANTONIO RIVER AUTHORITY** –  
*Caitlin Heller, Government Affairs Coordinator II*
- IV. **LEGISLATIVE UPDATE** – Art Downey

**311SA APP** allows residents to submit their preferences regarding the 2022 Budget as well as 2023 Budget. Great tool to report problems while you're out and about!

### **BOND COMMITTEE WANTS YOUR INPUT:**

Go to this website, complete the form and submit your suggestions.  
<https://docs.google.com/forms/d/e/1FAIpQLSfQtUFtie8h4nYpbCugOPDH9ysxWnSNtLTGvhRPsm60TWv6UA/viewform>

## SAPD SAFFE OFFICERS: GERALD RODRIGUEZ and NICHOLAS SOLIZ

OFFICER RODRIGUEZ & OFFICER SOLIZ were called to an Emergency, therefore not in attendance.

Al Crouch reported that his neighborhood had an incident that required help for a resident. He called our SAFFE Officers but they were both out on call. He contacted 311 and they referred him to a Suicide Hotline – which was not needed. Al reached out to Colt Osburn (District 9 Representative for Council Courage) for help. Colt was able to put Al in touch with the proper authorities, which included SAPD. *Moral of this story:* If you are frustrated and don't know who to call, CALL COLT OSBURN - 210.207.7803.

## BRIAN NAYLOR: Update on District 9 Activities

**311SA Phone App** allows residents to submit their preferences about where the money should be spent regarding the 2022 Budget as well as 2023 Budget.

**District 9 Bond** is primarily designed for maintenance, repairs of existing streets/sidewalks, etc. The Councilman is looking for suggestions such as adding street lights to a dark neighborhood; not adding *another* street light in an area already lit; street repairs (pot holes), sidewalk repairs, turn lanes, needed stop sign, cross walks, traffic light for a dangerous intersection, etc.

Some suggestions already received include adding to the library, more turn lanes (i.e., Stone Oak/Hardy Oak). The Committee will review the suggestions received with different departments.

**Categories are:**

Drainage and Flood  
Neighborhood Improvements (Housing)  
Facility Improvements  
Parks and Recreation  
Streets Bridges and Sidewalks  
Not Sure

Go to this quick and easy website, complete the form and send your suggestions to the Bond Committee.

<https://docs.google.com/forms/d/e/1FAIpQLSfQtUFTie8h4nYpbCugOPDH9ysxWnSNtLTGvhRPSm60TWv6UA/viewform>

## SAN ANTONIO RIVER AUTHORITY (SARA), Caitlin Heller, Govt. Affairs Coordinator II

*San Antonio River Authority, created in 1937, is one of many active river authorities in the State of Texas. Its jurisdiction covers 3,658 square miles—all of Bexar, Wilson, Karnes and Goliad Counties.*

### Watershed

Starts at San Antonio River at the Blue Hole (located at Incarnate Word) from a source of underground wells and springs that travel 240 miles until it meets the Guadalupe River and flows into the Gulf of Mexico.

It is all the land area that drains water into a common place, usually a river, stream or lake. Weather events happening miles and miles away from these bodies of water can dramatically affect their levels, flow and intensity and cause severe flooding.

Implementing appropriate management practices is important to sustaining and enriching life in the San Antonio River Watershed and control the devastating effects of flooding.

### Board of Directors

A 12-member elected Board of Directors governs the San Antonio River Authority (River Authority). Six directors are elected from Bexar County and two are elected from each of the three other counties with each elected

member serving six years. Elections are staggered. Policies established by the Board are executed by the management organization under the direction of a General Manager appointed by the Board.

### **Taxing Authority**

The River Authority has the statutory authority to impose an ad valorem tax for use in planning, operations and maintenance activities only. The current ad valorem tax rate is set at \$.02 per \$100 assessed property valuation. The adopted Fiscal Year 2020-2021 budget is \$374.4 million.

### **Flood Management**

\$110 M – 1997. In the River Authority’s model for flood risk management, protection refers to man-made structures that are designed to re-direct and control the flow of water, diverting it from inundating neighborhoods where people and property are dense. This includes 41 dams, 8 in Bexar County, tunnels, and other flood control structures.

### **The San Antonio River Flood Diversion Tunnel**

The tunnel is approximately 16,200 feet long with precast concrete segmented liners of 24 feet by 4 inches inside diameter. The tunnel starts near Josephine Street where the tunnel inlet shaft is constructed adjacent to the existing channel. The inlet shaft is 24 feet by 4 inches in diameter dropping approximately 118 feet to the tunnel invert. The tunnel outlet shaft near Lone Star Boulevard is 35 feet in diameter and contains embedded piping for dewatering facilities. Cost \$110 Billion, finished in December 1997. In 1998 a massive flood occurred that could have blacked out the entire downtown area, but was saved by this tunnel.

The tunnel intake shaft is located between West Josephine Street and Highway 281 North. Borden’s Dairy is on the west side of the river and a small manufacturing plant is located on the east side of the river. The tunnel outlet structure is located south of the Southern Pacific Railroad, north of Lone Star Boulevard and west of the river.

### **Assess Flood Risk**

On the SARA website, enter your address to determine if your area is a flood risk.

### **Water Quality Specialists**

Constantly monitor the river at various points throughout its 220 miles – issues related to water quality. (866) 345-7272 or (210) 227-1373. If you notice fish kill, dumping sites and local authorities will be sent out to find the source of pollution.

### **Field Study & Lab Specialists**

Tests water quality at various locations and also tests fish. Water Quality Data on website for Bacteria Dashboard, that tells you what parts are safe to swim, kayak, what parts to avoid entirely.

### **Trash & Pollution**

Both trash and large amount of fertilizer cause fish kill. They also get lots of trash after heavy rain. Last year 21,000 tons of trash (plastic bags, plastic bottles, plastic containers, etc.) were picked up along the SA River. Animals defecating also create e-coli that washes into the river, killing life in the river. Greystone (west of Stone Oak) is the #1 problem area with e-coli from dogs and trash.

### **Population EXPLOSION**

Since 1933 – 2016 the population has increased by 1 million and it is expected to go up another couple of million within the next few decades. The increase in population also increases the amount of trash and pollution that flows down the river.

### **Stormwater Management**

As of now, most architecture is created to get flood water away from the building. Unfortunately, it means directing the water to other areas and you damage the environment by not letting it have the water it needs.

SARA focuses on:

- a) Green Infrastructure; water has the opportunity to sink into the ground through all the native vegetations/plants, areas that are cleaned through the soil and native vegetation before it goes through the San Antonio River.
- b) Rock Gardens provide an opportunity for native plants and rocks to clean out the chemicals we have in the water before it goes into the river.

Watershed-Wise Rebate Program where they provide instruction for building a rock garden, rain garden, or a bio swill, they will be happy to help you out.

### SAN ANTONIO RIVER IMPROVEMENT PROJECTS:

The San Antonio River Improvements Project (SARIP) was a \$384.1 million investment by the City of San Antonio, Bexar County, San Antonio River Authority, the U.S. Army Corps of Engineers (USACE) and the San Antonio River Foundation in flood control, amenities, ecosystem restoration and recreational improvements along 13 miles of the San Antonio River from Hildebrand Avenue south to Loop 410 South. The River Authority served as project manager for all sections of the SARIP and as local sponsor with USACE specifically for the Mission Reach.

The SARIP was comprised of four distinctive reaches: The Museum Reach, a four-mile segment of the river from Hildebrand Avenue south to Lexington Avenue; the Downtown Reach, a segment of the original River Walk from Lexington Avenue to Houston Street; the Eagleland, a one-mile segment from South Alamo to Lonestar Boulevard; and the Mission Reach, an eight-mile section of the river extending from Lonestar Boulevard south to Loop 410 South.

The SARIP utilized hydraulic modeling of rain events to analyze the amount of native vegetation that could be planted for restoration without interfering with the efficiency of flood water conveyance. The ecosystem restoration was accomplished by rebuilding natural river features and planting native grasses, trees, and plant life near the river's edge. These native plants provide habitat and food for many species of animals that have historically called the San Antonio River home. Additionally, the roots of these native plants grow much longer than traditional turf grasses found around residential areas. The long roots play an important role in bank stabilization by reaching deep into the soil to prevent erosion. This barrier of grasses and plants also serves as a filter for the stormwater flowing to the river after rain events, catching trash and filtering out pollutants from the runoff.

### Mission Reach

Breathtaking landscapes, grand artwork, and internationally recognized National Parks are just a snapshot the Mission Reach section of the San Antonio River Walk.

This 8-mile linear park has over 16 miles of trail along the river for pedestrians and bicyclists to enjoy, plus a paddling trail for canoeing and kayaking. These trails connect to stunning Mission Portals which are large works of art serving as gateways to the San Antonio World Heritage Mission Sites.

### Brackenridge Park Conservatory - <https://www.brackenridgepark.org/see-do/park-destinations>

At Brackenridge Park, visit the San Antonio Zoo the heart of the park or take a ride on the miniature train, the San Antonio Eagle. Or smell the flowers at the San Antonio Botanical Gardens or time travel through history at the Witte Museum or relish in the joy of the nostalgic Kiddie Park.

Countless other attractions are located within the safe haven including a stretch of the picturesque San Antonio River, the Japanese Tea Garden, Sunken Garden Theater, the First Tee, Brackenridge Park Golf Course, The Dosuem, Lambert Beach and Tony “Skipper” Martinez softball fields and more.

Brackenridge Park offers endless opportunities! Whether it is a picnic in the park, walk among the scenery, jog along the tree-lined trails, fishing, bird-watching, stargazing at twilight, or enjoying an event at any of the three available Brackenridge pavilions. Brackenridge Park offers the perfect location to enjoy the outdoors, fresh air and sunshine. De-stress and refresh at the park! The possibilities at Brackenridge Park are never-ending.

### **Confluence Park**

An international celebration took place in June 2021 at Confluence Park to commemorate the opening of the **North American Friendship Garden**. The garden is a collaborative effort by the Consulate of Canada in Texas and the Consulate of Mexico in San Antonio together with the City of San Antonio, San Antonio River Authority (River Authority), and the San Antonio River Foundation (River Foundation).

Located within Confluence Park, an award-winning environmental education park along the banks of the San Antonio River, the pollinator garden is designed to provide a sanctuary for Monarch Butterflies during their international migration, as well as crucial habitat for myriad other pollinators and migratory species. The garden area is approximately 2,500 square feet and includes native grasses, wildflowers, trees, and shrubs. The River Foundation also worked with San Antonio artist Gary Sweeny to create two art benches. Visitors can also view a bug hotel and enjoy locations for thoughtful contemplation and environmental education.

“From the Edwards Aquifer, to the Bracken Cave Preserve, to the Hardberger Park Land Bridge, and now the North American Friendship Garden, we are investing in natural solutions that support our native wildlife,” said Mayor Ron Nirenberg. “I am grateful to our neighbors who are joining us in this effort to ensure a sustainable future for all.”

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*Apple Snail and it's eggs.*

**Apple Snail Removal** – highly destructive invasive species, the size of apples. Will eat tons more than our native species without good quality water benefits. If you see them along the river, [contact SARA, they will remove them.](#)

**BAD STUFF.** Look for them along the San Antonio River Walk; notify SARA if you see one.

### **Household Hazardous Waste Collection**

Primarily in the lower County because that area does not have a good waste collection system like we have in Bexar County. Examples: Old paint, pharmaceuticals and things dumped in a landfill that will cause pollution. SARA collects this waste twice a year.

## Utilities

Operation Treatment and Development which is water quality control that takes water *from* the river, treats it and sends it back out.

## FOR YOUR ENJOYMENT

### River & Recreation

Walking/jogging paths, trails, kayak & paddling trails along 240 miles on the SA River. Parks under their jurisdiction. Reserve different parks.

### Museum Reach – (next to *The Pearl*)

San Antonio's world-renowned River Walk, a top tourist destination in the state of Texas, doubled in length with the opening of the Museum Reach – Urban Segment. The new trails allow people to experience a previously undeveloped section of river north of downtown. Other additions include extended river barge access, landscaping, overlooks, boat landings, lighting, and water features. When added to the original River Walk, the completed project created a linear park through the heart of the city that is over 15 miles in length and is associated with over 2,000 acres of public park land. The new walkways provide easier access to historic parts of San Antonio such as the Museum of Art, the Pearl, the Witte Museum, Brackenridge Park, the San Antonio Zoo, and VFW post 76, the oldest VFW Post in Texas. Public art displays are also visible along the path thanks to donations raised by the San Antonio River Foundation.

Park segment includes constructed wetlands and enhancements to Acequia Madre near the Witte Museum, where wildlife can be viewed while walking along the two new pedestrian bridges crossing Brackenridge Park.

### Mission Reach

Kayak, hike and bike; restaurants, pavilions.

### Avian Study of the Mission Reach

An area with 203 different types of birds. Restored and lush. Rare sightings.

### San Pedro Creek Culture Park

Currently under construction downtown. Park murals, water, events.

### John William Health & Nature Park

Big, beautiful open space where they hold an annual planet in the park.

### Escondido Creek Parkway

Huge splash pad with beautiful park.

## EDUCATIONAL PROGRAM – *How Can I Help?*

- a) Save habitats for water species;
- b) Pick up after pets;
- c) Collet rainwater in barrels;
- d) Build a rock garden;
- e) Make sure water enters the soil rather run-off.
- f) River Warrior Volunteer Program - help with trash pickup; educate children about trail safety, etc.
- g) River Reach Newsletter – find out what's happening and join a blog.
- h) Plastic Bags vs. Cloth – bring your cloth bag to the grocery store;
- i) Don't fertilize before a storm.
- j) Hire a Pet Butler, waste removal service (weekly/every other week/monthly/special occasions.

k) Pick Up Poop when you take your dog for a walk.

Sign up for the **Newsletter** for upcoming events, or check the calendar with events scheduled for the next six months.

**LEGISLATIVE UPDATE – Art Downey**

**District 9 Neighborhood Alliance** meeting is August 18<sup>th</sup>, 7:00 pm. The General Manager of Trinity Glen Rose Ground Water will explain what their district does. They supply most of the water used in Stone Oak and north San Antonio.

**Senate Bill 1588:**



Many changes have been made to Texas State Property Code 209.

Board members should review all changes that affect their management company, especially the Architectural Review Committee with small Boards.

The Chicken bill has been “scratched” from Senate Bill 1588.

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**13 WAYS SB 1588 WILL AFFECT YOUR HOA**

<https://www.fsresidential.com/texas/news-events/articles/13-ways-sb-1588-affects-your-texas-hoa/>

These thirteen areas reflect the most sweeping changes for Texas HOAs in our recent legislative history. Your association should be moving quickly to address these changes for two reasons. One, because the number and amount of amendments or new policy adoptions are high. Two, because most of the changes need to be in effect by **September 1, 2021**, to avoid potential Chapter 209 violations.

A good management partner should be aware of these changes in legislation and have already developed a strategic plan to address them in any communities they manage. Your manager and their support teams within the management company, like accounting, will coordinate and work in conjunction with your board and legal counsel to develop new policies, amend existing documents, and create correct notice formats by the September deadline. Your management team should also have the resources, responsiveness, and technology solutions in place to communicate and educate your residents on these legislative changes.

**1. TREC FILINGS & NEW MANAGEMENT CERTIFICATE REQUIREMENTS – TPC 209.004**



**Effective Date: December 1, 2021.** If no changes are required on the certificate, the filing deadline with TREC will extend to no later than June 1, 2022.

**What's New:** Management certificates must now also include:

- Phone number and email address of the manager
- The web address where the CC&Rs are posted (website URL)
- Any resale and transfer fees
- List of any amendments to the declaration

Now, **management certificates must be recorded within 30 days after the POA changes any information.**

POAs must also electronically file certificates with the [Texas Real Estate Commission \(TREC\)](#) no later than the seventh day after recording. Owners will not be liable for attorney's fees incurred by the POA relating to the collection of assessments or interest if fees accrue during the period a management certificate is not recorded with the county clerk or filed with TREC.

**Action item: Modification of management certificate is required. Create a policy to ensure e-filings with TREC are completed no later than seven days after the POA certificate is filed.**

## 2. ARCHITECTURAL REVIEW COMMITTEES & APPEALS – TPC 209.00505



**Effective Date: September 1, 2021.**

**What's New:** Directors [board members], their spouses and other members of their household may no longer serve on architectural review committees (ACC/ARC).

If an architectural modification request is denied, the denial must:

- Be provided in writing (includes email)
- Describe the basis for denial
- Must outline the owner's right to appeal to the board

Owners have 30 days to appeal and the board has 30 days to hold a hearing. POAs must provide notice of the hearing, including date, time, and location, at least 10 days before the hearing date. Both sides (board and owner) have the right to continuance of not more than 10 days.

Both parties permitted audio recording, and the board may affirm or reverse the ACC/ARC decision.

**Exemption:** POAs/HOAs still under declarant control or with 40 or fewer lots are exempt.

**Action item: Ensure current board members, their spouses, or someone residing in a board member's residence is not on the ACC committee. Identify and recruit volunteer replacements if needed.**

## 3. BOARD MEETING NOTICE DEADLINES & BUDGET RESTRICTIONS – TPC 209.0051



**Effective Date: September 1, 2021.**

**What's New:** Notice of any regular board meeting must now be provided at least 144 hours (6 days) in advance, rather than the current stipulation of 72 hours (3 days) notice. Special meetings must have 72 hours (3 days) of notice provided. These notices can be posted or emailed.

The ability to amend an annual budget by less than ten percent outside of an open meeting has been eliminated. All budget changes must now be voted upon in open sessions during properly noticed meetings.

**Action item: May require an amendment to your governing documents or policies to update the new notice requirements.**



#### 4. BIDS REQUIRED FOR \$50K + SERVICE CONTRACTS – TPC 209.0052

Effective Date: September 1, 2021.



**What's New:** Service contracts for more than \$50,000 require solicitation of bids under an established bidding process determined by the association.

*Action item: No immediate action or amendment of governing documents is required. Most large contracts typically undergo a bidding process as part of due diligence and best practices when partnered with a management company. In any case, a bidding process can be determined when services are up for a new contract or rebid.*

#### 5. COLLECTIONS PROCESS MODIFICATIONS – TPC 209.0064-65

Effective Date: September 1, 2021.



**What's New:** Collections notice letters, or "209" notices, must now also provide an owner with **45 days to cure the delinquency** rather than 30 days. Any attorney's fees incurred must be "reasonable" .

Before reporting delinquencies to credit reporting services, POAs/HOAs:

- Must provide notice to the owner, including a detailed report of delinquent charges owed
- Provide an opportunity for a payment plan
- Send a notice to the owner at least 30 days before reporting
- Cannot report disputed charges
- Cannot charge fees for the reporting

*Action item: Requires an amendment of your governing documents or policies to reflect the notice requirement changes and credit reporting conditions if applicable.*

#### 6. VIOLATION HEARING PROCEDURES – TPC 209.007

Effective Date: September 1, 2021.



**What's New:** All covenant violation appeals are now made to the board only. The option to have a committee hear the appeal has been eliminated.

Packets must be sent to the owner at least 10 days before the hearing with the evidence the association intends to introduce. Evidence can include documents, photos, communications, etc. Failure to provide this packet allows the owner the right to a 15-day postponement.

At the hearing, the board will present its case first and the owner will have the chance to give information in response.

*Action items: Update the hearing policy in your governing documents to ensure owners receive the evidence packet 10 days before the hearing. Consult with legal counsel on what evidence your board should include. Note that an additional policy regarding the use of private personal information (PPI) of other unit owners may be required if proof like neighbor complaints is utilized as evidence.*

## 7. RENTAL RULES – TPC 209.016



**Effective Date: September 1, 2021.**

**What's New:** Addition of subsection 209.016(e), which states that an association may obtain the name, mailing address, phone number and email address of each person who will reside at a leased property, as well as the start date and term of the lease.

Subsection 209.016(c) has been repealed, as it allowed personal information mentioned in subsection 309.016(e) to be redacted.

**Action item: Establish or update the leasing policy of your association to ensure that the correct information is being collected.**

## 8. JUSTICE COURT JURISDICTION – TPC 209.017



**Effective Date: September 1, 2021.**

**What's New:** An owner may now sue a POA/HOA for a violation of Chapter 209 in Justice Court. Note that justice courts in Texas have jurisdiction over civil matters in which the amount in controversy is not more than \$20,000.

**Action item: Be aware that since bringing a civil suit in justice court can be on matters of less than \$20k, more owners may choose to litigate your association for Chapter 209 violations. Be sure to consult with your legal counsel on how to prepare for violation hearings.**

## 9. RELIGIOUS DISPLAYS – TPC 202.018



**Effective Date: September 1, 2021**

**What's New:** Religious items may be displayed anywhere on the owner's property without size restrictions. Previously, an owner could only display religious items on the entry of the dwelling and size restrictions applied.

However, an association may also adopt/enforce a policy that limits the activity if the display:

- Threatens public health or safety
- Violates a law other than a law prohibiting the display of religious speech
- Contains language, graphics, or any display that is patently offensive for reasons other than its religious content
- Is installed on property owned or maintained by the property owners' association or on common property
- Violates a setback restriction or is attached to a traffic control device or fire hydrant

**Action item: Adopt or amend a Religious Display Policy to reflect these changes and include limits as described. Consult with legal counsel to ensure that language used in your policy and responses to owner inquiries does not provide grounds for potential discrimination.**

## 10. SWIMMING POOL ENCLOSURES – TPC 202.022



**Effective Date: September 1, 2021.**

**What's New:** A property owner's association (POA) may not prevent an owner from installing a swimming pool enclosure on the owner's property that conforms to applicable state or local safety requirements. A POA may enforce rules that govern the appearance of the enclosure; however, a POA cannot prohibit an enclosure that consists of black metal frames with transparent mesh

panels.

**Action Item:** *Your association architectural control committee (ACC/ARC) can no longer deny requests for pool enclosures. Suppose your governing documents have no pre-existing policies for pool enclosures. In that case, your association may not need to create a new policy now, as the point is moot if not restricted by architectural guidelines. However, if your governing documents do have rules that limit the appearance of modifications, an amendment may be necessary to stipulate what material and sizes are allowed.*

## 11. SECURITY DEVICES AND FENCES – TPC 202.023



**Effective Date: September 1, 2021**

**What's New:** Associations may not prevent owners from installing security measures like cameras, motion detectors, or perimeter fences on the owner's property. However, associations may prohibit installing these measures in places other than the owner's property and can regulate the type of fencing.

**Exemption:** Condominiums and mixed-use POAs are exempt.

**Action item:** *Adopt or update a Security Measures Policy to outline the architectural requirements and application process.*

## 12. RESALE CERTIFICATE FEES – TPC 207



**Effective Date: September 1, 2021**

**What's New:** POAs may not charge more than \$375 for a resale certificate and \$75 for an updated resale certificate. In addition, certificates must now be provided within five business days (previously 7) after a second request is sent by certified mail. Failure to deliver the certificate within this time frame will subject the POA to liability for up to \$5000 in damages in addition to court costs and

attorney fees.

**Action item:** *Adopt or update applicable policies to reflect the changes in delivery times and adjust fees to the \$375 and \$75 caps if fees are over those numbers.*

## 13. GOVERNING DOCUMENTS MUST BE POSTED ON THE WEB – TPC 207.006



**Effective Date: September 1, 2021**

**What's New:** POAs with 60+ lots or any POA under contract with a management company must post the current versions of the dedicatory instruments on a website and make them available to its membership.

**Action item:** *POAs/HOAs without a website will need to create a website and post current dedicatory instruments. For associations that already have a website, ensure that the most recent versions of the dedicatory instruments are available to your members at all times.*

**SAN ANTONIO SURF-SOCCER CLUB - YOUTH SOCCER San Antonio**

According to their website, <https://www.sanantioniosurfsoccer.com/>

*“The San Antonio Surf Soccer Club offers comprehensive youth soccer programs for ages 4-18. In addition, we offer advanced playing opportunities through our Surf Select Teams (ages 9-18) and our National Amateur Teams (ages 16+). No matter the program or level of play, all of our programs are led by our 100% licensed coaching staff.”*

This past week The San Antonio Surf Soccer Club has entered Stone Oak POA's radar. At of this date, nothing has been discussed with the POA.

Someone purchased 25 acres of land within Stone Oak Property Owners Association. They plan to build a 25-acre soccer complex. They did not comply with SOPOA sign colors (green) and were asked to take their sign down.

Bryan Naylor (D9) is not aware of this situation but will check with his office.

The location is across the street from Champion Ridge Elementary School. The entrance is next to the entrance for Stone Oak Parkway, zoned commercial. The back end is zoned single family residential use and there are lots of flood plains.

Nothing has been filed with the City or POA, but a website has been set up, as well as signage. Right now, it is still under everyone's radar.

Residents in that area are requested to contact the POA if they notice any heavy equipment in the area. The POA will contact Mike Thurman and request a “cease and desist” letter be sent to the new owner. Nothing can happen without the approval of Stone Oak POA. Mike Thurman is aware of the situation.

Ken Piland reminded us that the zoning in the Master Plan cannot be violated. If it is violated, our POA attorney will surely be involved to put a stop to the violation.

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**MEETING NOTES** By Sharon Meyer