

# Views From The Summit

The Newsletter of The Summit Homeowners Association

December 1994

## Annual Homeowners Meeting

The annual Homeowners Meeting was held on Thursday, October 6, 1994. The meeting was called to order by the Board of Directors President. There was a very good turnout compared to previous years. Mr. Saulnier introduced himself as President, Susan Tonder as Secretary-Treasurer, and announced that Ted Liljenwall, Vice President, was unable to attend. Also introduced were C.J. Jones from Asset Property Management, and the following individuals who dedicated a lot of their time to help out this past year -- Lang Scruggs, Darryl Watson, Kathy Hutcheson, and Michael Bakke. Mr. Saulnier summarized some of the accomplishments of the past year.

- The Homeowners Association transitioned from the developer to the Homeowners.

- All lots in The Summit were developed, except one small lot on Summit Creek. (RayCo has submitted plans to build a home on the lot)

- With funds made available from the developer, a Sport Court was constructed and a playground was started.

- A newsletter was started.

- The Architectural Control Committee transitioned from the developer to the homeowners.

- The rate of delinquent dues fell substantially.

- Christmas decorations were added at the entrances.

Mr. Buz Buckley from the Stone Oak Property Owners Association gave a presentation on the plans for overall development in Stone Oak. He showed a map of the area indicating the different zoning, as well as which areas developers have shown interest in.

The minutes of the 1993 annual meeting were approved. C.J. Jones of Asset Property Management presented the financial report. Copies are available by calling C.J. at 826-3000.

An election was held for one Director. Michael Bakke of 27018 Granite Path was elected. He will take over for Ted Liljenwall, who's term expired this year. Gerry Saulnier thanked Mr. Liljenwall for his help in transitioning the Homeowner's Association from the developer to the Homeowners. He was the first homeowner on the Board.

Lang Scruggs gave the Deeds and Restrictions Committee Report. He indicated that the Deeds and Restrictions Com-

mittee and the Architectural Control Committee had been combined into one Committee. His report talked about the number of violations that had been noted, and the process for sending letters of violation. This generated much discussion, and is presented in another section of the newsletter ( see Penalty for Deed Restriction Violations on the back page).

Kathy Hutcheson gave the Recreation Committee Report. She discussed the completion of the Sport Court, problems that were experienced during the first few months, and how those problems appear to have alleviated. The playground was begun, but ran into bureaucratic red tape with the county concerning easements. It appears these have been resolved, and the playground should be completed by the end of December or beginning of January.

Various items were discussed by the homeowners, including a garage sale, parking of vehicles on the street, pet nuisances, speeding, welcome committee, neighborhood map, neighborhood watch committee. Finally, volunteers were solicited for various committees, and quite a few responded.

## Board of Directors Meeting

A Board of Directors Meeting was held on Nov 2, 1994. The following officers were elected: Gerry Saulnier, President; Michael Bakke, Vice President; Susan Tonder, Secretary/Treasurer. The meeting was also attended by Don and Janet Teal for the Neighborhood Watch Committee; Jennifer Lefever and Linda Lemus-Cantu for the Welcome Committee, and Darryl Watson. The new Board discussed the FY 95 budget, quarterly assessments, requirements for committees, and the need to enforce deed restrictions.

## 1995 Assessments

The Board of Directors voted to raise the quarterly assessments from \$24 to \$26. Dues have not been raised for many years, and there is a need to establish a fund for capital improvements now that the common areas are expanding. According to the by-laws, dues cannot be raised more than 10% in a year--our increase is 8 1/3 %.

## Thank You Ted Liljenwall

The Board of Directors presented Ted Liljenwall with a plaque thanking him for his two year service on the Board. Ted was the first homeowner on the Board and was instrumental in the smooth transition of the Board from the developer to the homeowners. Thanks Ted, we'll miss your invaluable assistance. Best of luck in the future.

## Traffic Control

The recreation area will be open soon. We would like to request your help in preventing accidents. A red folder will be passed around the neighborhood containing a petition. This petition requests from Bexar County the following items:

1. Marked walkways at the recreational area.
2. A 20 mph speed zone on Granite Path between Summit Creek and Hedgestone.
3. The installation of "Children at Play" signs and a double yellow stripe along the length of Granite Path.
4. Stop signs at the intersection of Granite Path and Summit Creek.

Please help support this traffic control petition by signing it and passing it to your neighbor. Call Sigbrit Bakke at 497-5373 if you have any questions.



*The Board of Directors  
would like to wish  
all Homeowners and  
their families  
a Happy Holiday season.*

## Volunteers for Committees

We are always looking for volunteers to serve on the committees -- Recreation Committee, Architectural and Deed Restrictions Committee, Welcome Committee, and a Neighborhood Watch Committee. If you're interested, please call one of the Directors at any time.

## News From the Welcome Committee

You're invited to join in on the FUN!! Jump onto our newly created WELCOME WAGON!! We'd love to hear your ideas about how we might welcome new families to our neighborhood. We've just started "brainstorming"...here are just a few of our ideas:

- A "Goodies" basket filled with edible treats, such as cookies, fruit, etc.
- Coupons from local businesses and services.
- A neighborhood directory of businesses and services that we have to offer.
- A quarterly Welcome Luncheon.

Our first Welcome Committee meeting will be held during the second week of January. We'd like to have as many people involved as possible. If you're interested, please call Linda Lemus-Cantu at 497-7234 or Jennifer Lefever at 497-8065.

## News from the Neighborhood Watch Committee

The Neighborhood Watch committee has been gathering information in order to begin a Neighborhood Watch program in The Summit. In the early part of 1995, look for:

- a meeting for the residents in your area to provide an overview of the Neighborhood Watch program.
- the distribution of a map with the names of people living near you.

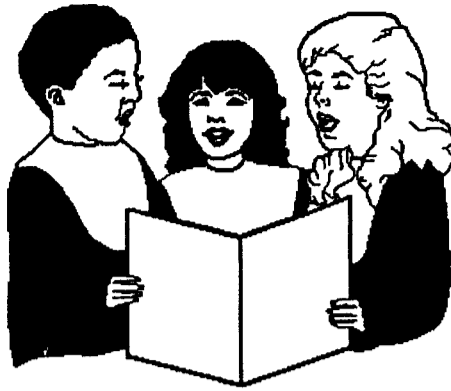
If you have any questions or comments for the committee, please call Dan and Janet Teal at 497-5913 or Lois Ricci at 497-8637.

## Penalty for Deed Restriction Violations

At the Annual Meeting, a motion was made and carried to have the Board of Directors establish a policy to levy a fine of \$200 for violation of deed restrictions. The Board is currently looking into the legality of such a fine. The motion was initiated due to the frustration of many homeowners over the more serious violations to deed restrictions.

## Garage Sale

A very successful community garage sale was held on November 5. The weather was perfect and the turnout was exceptional. Thanks to all for making it a success. We will make this an annual event the first Saturday of November.



## Christmas Caroling

Anyone interested in joining a Christmas Caroling group on December 22nd can call Louise Raimondi at 497-8028. No definite plans yet, but we would like to see what interest there is.

## Next Newsletter

The next issue of the *Views From The Summit* will be distributed Saturday, March 11, 1995. The deadline for submissions (articles and classified ads) will be the previous Saturday, March 4.

## Views From The Summit Classified

Just a reminder, any homeowner whose assessments are current can place an ad in the newsletter at no charge. There is a \$10 charge for non-homeowners.

## Assistance With Software

25011 Summit Ridge

Do you need help with your computer software programs? Do you have a new system or plan to purchase a home computer? Are you confused and need some direction? We can train you in the comfort of your own home. We offer training in a wide variety of software on both PC and Macintosh systems. Our rates are very competitive. Call Robyn and Dina at 497-4655.

## Babysitting and Odd Jobs

Teenager available for babysitting and odd jobs. Please call Mary Ann Cooper at 497-7488.

## Crown of Life Lutheran Church

We are looking for someone who would like to babysit during a Tuesday morning Bible study. It involves watching three to five toddlers from 9:15 to 11:15. We plan to start on January 10 and go for about ten weeks. The pay is \$5.00 an hour. Please call the Church at 490-6886 or Connie Barz at 497-3938 if you are interested.

## Mary Kay

Migdalia Aponte - Independent Beauty Consultant. Please call me for a complimentary Facial or to discuss career opportunities. Ask me about Holiday Gifts. 25035 Granite Path 497-5559

## New Play Group

Are there any mothers interested in starting a play group? If so, please contact Audra Portis at 497-4698.

## Small Business Startup

Thinking of starting up a small business or a home-based business? Santiago Design Plus! can design attractive and effective printed materials for you. Call today to make an appointment. You can browse through our portfolio of business cards, letterhead, envelopes, and business forms. We can also design a distinctive logo related to your type of business. Ask for Raul or Ana, 497-4526.



## The Summit Homeowners Association

### Board of Directors

President, Gerry Saulnier, 497-8028  
Vice-President, Michael Bakke, 497-5373  
Secretary/Treasurer, Susan Tonder, 497-3548

### Newsletter

Santiago Design Plus! Raul & Ana Santiago, 497-4526

### Property Management

Asset Property Management, Inc.  
8015 Broadway, Suite 105  
San Antonio, TX 78209

C.J. Jones, 826-3000