

Views From The Summit

THE NEWSLETTER OF THE SUMMIT HOMEOWNERS ASSOCIATION — JUNE 1999

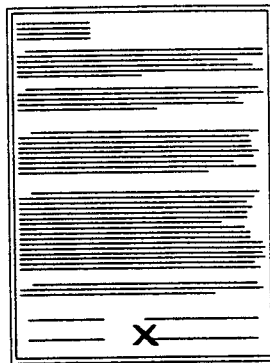


CONTINUED IMPROVEMENTS TO HOYLER PARK

Thanks go out to the four volunteers who came out to help clean up the park on March 13th – Doug Bock, Brian Davis, Alice Vida and Gregg Larsen. A lot of rocks were moved to make way for grass, but the supply seemed to be endless. Guess that's why they call it Stone Oak. With your help, we will be planning to move many more rocks at a later date.

The Association has been working toward getting water to Hoyler Park, with the hope of starting better grass and other landscape improvements. The first step has been to get an address issued by the City, so that a meter can be installed. This has been accomplished, so very soon, a water meter will be installed on the park side of Granite Path. A water line will be run from the meter, across the park bridge, terminating (for now) at a water fountain/hose bib. With the addition of some dirt, grass, and a few trees, the park appearance and utility will be greatly improved.

If you have suggestions for the park, please call the landscape committee.



COVENANT CORNER

If you receive a notice about a deed restriction violation on your property, please take care of it as soon as possible. If you need help or are not sure how to take care of the problem, contact C.J. Jones or any board member. We have helped many homeowners in the past before the problems have gotten out of hand. Nothing is more aggravating than to have attorney's fees charged to you in addition to your normal dues. And remember, the Association is designed to keep our community beautiful, peaceful, and a wonderful place to live – not to mention the obvious goal of maintaining neighborhood property values.

Hoyler Park Sign Missing

We have had some bad news regarding the park. Someone has stolen the Hoyler Park sign. If anyone has any information on who did this, the Association would certainly like to know – signs like this are expensive. Plans for a new sign are in the works.

NEWSLETTER SCHEDULE

We are revising the newsletter schedule to coincide with the delivery of homeowner dues statements. In the past, we have encountered some problems getting full and timely distribution of the newsletter. The new distribution method and schedule should prove to be cost effective and timely.

We welcome your articles and suggestions, and we also welcome your classified ads. This is a great way to reach all of our neighbors in The Summit.

SPEED HUMPS ON GRANITE PATH ?

Several of our neighbors living on Granite Path have complained about the speed at which many cars are traveling down that street. As we have reported earlier, the City has been contacted and speed monitors have been placed in the street to determine the size of the problem. Fortunately or unfortunately, depending upon your perspective, the speeds recorded by the monitoring devices were insufficient to trigger financial assistance to the neighborhood in installing speed humps.

Some of the stronger advocates for speed humps are critical of the way monitors were located in the street because people were able to drive around them. The Association is looking into whether the City would do a re-monitoring. We will report more later on this issue if further developments occur.

Board Activities

In addition to the Summit Board meetings, Association officers are, each month, attending the District 9 Neighborhood Alliance meeting and the District 9 Representative Meeting (with Tim Bannwolf). If anyone has concerns to share at those meetings, please let a board member or officer know. The District 9 Representative Meeting is open to the public, and everyone is encouraged to attend. These are usually on the first Tuesday of the month at 7:00pm. Locations vary. Call City Hall for details.

Property Values in The Summit

Property values have risen in The Summit over the past year compared to before. We have not been left behind by the general slightly-upward trend in the market of late. Lower interest rates over the past several months have led to brisk sales in the entire San Antonio area, and the inventory of listings with the San Antonio Multiple Listing Service (MLS) has decreased substantially from the same time last year.

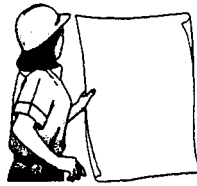


From June 1998 to now, there have been 24 sales in The Summit through MLS, with an average sales price of \$52.78 per square foot. That compares to 20 sales from June 1997 to June 1998, with an average sales price of \$50.74.

Even more encouraging is that in the past year, seven sales brought over \$60.00 per square foot, compared to only two such sales the year before.

Many variables affect the price per square foot obtainable for your house, some are specific to the particular house and some are general, such as the following: (1) the larger the house, the less per square foot will be the sales price and (2) one-story houses typically sell for slightly more per square foot than two-stories.

Thanks go out to Diane Davis, 25007 Summit Creek, (497-1911), an agent with Realty Executives, for the market data on our neighborhood. If you would like more specific information regarding your home, feel free to give her a call.



Block Captains

Block 1

Doug & Rehina Bock - 494-5828

Block 2

James & Terri Slauson - 497-5889
Troy & Judy Feese - 497-5554

Block 3

John & Kris Stanzione - 497-7624
Gregg & Patty Larsen - 497-0552

Block 4

Debbie Schultz - 481-1240

Block 5

Rodney & Teri Bradley - 497-8984
Jack & Lourdes Monroe - 497-3361

Block 6

Resa Muszynski

Block 7

Kathy Parks - 494-7129

Block 8

Joe & Judy Calvert - 497-8645
Troy & Pat Norman - 497-8434

Block 9

Shaukat & Debbie Wadiwalla - 497-0150
Lisa McMinn

Block 10

Charles & Linda Franks - 497-2445



THE SUMMIT HOMEOWNERS ASSOCIATION

Board of Directors

Gregg Larsen, Brian Davis, Daniel Aponte

Association Officers

President, Brian Davis - 497-1911
Vice-President, Daniel Aponte - 497-7247
Secretary, Alice Vida - 497-4456
Treasurer, Gregg Larsen - 497-0552

Association Management Services

HOA Management Services, Inc.
5711 Broadway
San Antonio, Texas 78209

C.J. Jones - 828-1462

Newsletter

Brian Davis - 497-1911

Landscape Committee

Alice Vida - 497-4456

Architectural Control Committee

Ivor Young - 497-4501

Neighborhood Watch Committee

Judy Feese - 497-5554
Melanie Constantinides - 497-5616

