

# CRESTRIDGE



SAN ANTONIO, TEXAS

*A VOICE FOR THE COMMUNITY*

February / March 2024

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*Welcome* **TO OUR COMMUNITY**



If you moved into Crestridge during the past few months, we would like to say WELCOME. You may have noticed that Crestridge is an active community, and we hope you would like to volunteer some time to your association. We have several committees that would really love to meet you and use your time and talents.

The committees are vital to our community and an opportunity not only to give back, but to get to know your fellow residents. We are always looking for people to take an active interest in our community and help. Please volunteer for any of the committees by calling our **Manager at AVID Property Management Office: 210-253-7811 Ext 323** or come personally to our next Board meetings.



This month you will receive a notification from Management about next re-scheduled Board Meeting due to lack of participation. Management mission is to protect, maintain, and enhance the investment value of every community that they manage. AVID Property Management will collaborate with the Board of Directors by carrying out the Board's fiduciary responsibility of maintenance and operations of our community. It is very important to them to follow their mission statement in providing each homeowner with the highest degree of professionalism and level of service, which is key to our HOA.

## A WORD ABOUT THE CRESTRIDGE HOA

When the subject of homeowner associations is mentioned, many people cringe. Why such a stigma on this subject? This reaction is largely due to negative, personal experiences with homeowner associations or stories from others who have had negative experiences, miscommunication between homeowner associations and residents, or extreme cases of the overreach of authority by some homeowner associations, that are highly publicized in the media. As in any profession, association or institution, there are always some bad elements. But it would not be fair to place everyone in the same category. The same standards should be applied to our homeowner association.

The Crestridge Homeowners Associations has a Board of Directors (BOD) comprised of three members; they hold positions of president, vice president, and secretary-treasurer. These BOD members are homeowners who have lived in this community for many years presently but not required. They pay their \$160 annual assessment dues; have jobs, families, along with all the other responsibilities of life. They are representative of all the other 393 properties in this community. They understand that one of the most valuable investments that you make in life is in your home; that investment has to be maintained and protected. Obviously, we all have the individual responsibility to maintain our properties.

However, what about the maintenance of the area beyond your property line? Who is going to ensure that the areas beyond the boundaries of your home are properly maintained? There are very serious issues that must be addressed in each community; patterns of criminal behavior, deterioration and destruction of the community entryway; and the threat of eroding home values. The BOD members are volunteers who simply want what every well-meaning resident wants for their community. A community that we can enjoy, a safe place to raise their families, and a place they can be proud to call home and invite guests. None of this would happen without the efforts of your volunteers Board Members. Learn more about the BOD and your community in the next issue.

## MEETINGS OF THE BOARD OF DIRECTORS



We had to cancelled our scheduled Annual Board Meeting this past 30 Jan 2024 because we did not had enough quorum to conduct a meeting or an election. Instead of paying for the Room Rental it was best for the community to re-schedule for **27 February 2024** instead.

Per covenants guidelines, the first Board Meeting of the year always should be an ANNUAL Meeting and without quorum we could not conduct an election for a new Board Member position. We decided to have this month the next Board Meetings (27 February 2024) to have an election providing if we have 39 homeowners registered for the required quorum at the time of the meeting.

Therefore, is important that you could mail your PROXY to Management as soon as possible if you could not attend in person this annual meeting your participation is greatly appreciated. For any questions, please contact AVID Property Management office 210-253-7811 ext 323.



### ANNUAL BOD MEETING:

Tuesday,

February 27, 2024

@ 7 pm

(an eblast with the link will be sent several days before the meeting)



## MEETINGS OF THE BOARD OF DIRECTORS

You can learn many new things about your community by attending a Virtual Meeting of the Board of Directors on a quarterly basis. We had a nice meeting on 28 Nov 2023. All Residents are invited to attend. You can learn many new things about your community by attending the Annual Meeting at the St. John Newman Catholic Church at 7pm. The upcoming meetings are scheduled as follows:

- ANNUAL Meeting: Tuesday, 27 February 2024 (in Person)
- BOD Meeting: Tuesday, 28 May 2024 (Virtual)
- BOD Meeting: Tuesday, 27 August 2024 (Virtual)
- BOD Meeting: Tuesday, 26 November 2024 (Virtual)

## CRESTRIDGE MANAGEMENT COMPANY

Here is our Management information in case you need to contact them for any assistance that you need:

AVID Property Management  
 21750 Hardy Oak Blvd, Suite 102-182  
 San Antonio, TX 78258  
 Office: 210-253-7811 ext. 323  
 Fax: 210-783-1735  
 Website: [www.avidtexas.com](http://www.avidtexas.com)  
 Email: [misti@avidtexas.com](mailto:misti@avidtexas.com)

Office Hours: Monday thru Friday 8am to 4pm

For those residents that paid already assessment dues we thank you for being on time. if you have not made your annual payment yet and you need assistance making your 2024 assessment payment, please contact our management company to the above contacts.

## HOME MAINTENANCE AND VIOLATIONS

Lawn care is vital to keeping our community attractive. If you don't mow, edge, cleanup, you may receive a violation letter. Violation letters cost you money! Letters, postage, administration fees come out of your pocket under your assessment fees. Our HOA will suffer by paying high admin fees in addition to our monthly management fee. We want to avoid any extra admin fees and can do this if we all follow our restrictive covenants. We thank you for your cooperation and understanding.



We would like to THANK our residents for your help, cooperation and efforts all year in keeping your homes and yards up to, and often beyond, very acceptable standards last year. This is important because it shows that you care. The pride you take in where you live is really paying off. Please keep up the good work.

## RECURRENT VIOLATIONS IN THE COMMUNITY

Every newsletter usually has a short article about trashcans. For those who are new to this area, there is a policy in our covenants regarding where trashcans should be stored at times before and after trash collection. Trashcans cannot be stored in front of the garage or behind shrubs on your property. No exceptions please.

Also, leaving trailers and boat in your driveway or on the street is not allow. This is a deed restriction violation, and you will be cited for it. BBQ grills need to be stored in the garage or behind the privacy fence. Basketball goals may be placed on the sidewalk only during play and then must be moved behind the setback of your home after each use. These are the some of the major violations noted in our community. We ask your help in correcting them and keeping them corrected.

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## ROAMING, BARKING DOGS IN THE COMMUNITY

A continuous problem surfaces again. Some residents have complained about the dog situation and as the weather has become cooler, some dogs are on the run. They trample flowerbeds, and leave little calling cards on resident's property, even in garages. Let's try to get this under control. **Your dog is your responsibility.** Dogs must be kept in backyards, walked on a leash, and cleaned up after. Anything less is a nuisance. Do you know where your dog is???



For the most part, pet owners take responsibility for their animals, and are considerate of their neighbors, but we have exceptions. Here is a summary of the Crestridge restrictions and Bexar County Codes on pet ownership that must be followed:

**Covenants / Article 7. Prohibited Activities** – No noxious or offensive activity of any kind which may constitute or become an annoyance or nuisance to the subdivision neighborhood shall be permitted on any lot. **Violations are dogs that bark at all hours of the day and night**, dogs that are allowed to run loose damaging neighbors fences, and cats that are allowed to run loose.

**Covenants / Article 10. Animals** – No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that no more than two dogs, two cats, and/or two other household pets may be kept provide that they are not kept, bred or maintained for commercial purposes.

**Leashing and control:** All dogs and cats must be confine to their owner's property at all times except when on a leash. Animal Control Officers have the legal authority to enter unenclosed front yards of private property to impound unrestrained animals.

**Rabies Vaccination:** All dogs and cats must be vaccinated against rabies at twelve (12) weeks of age by a licensed veterinarian. Annual booster vaccinations are required by State, County, and City law.

**Licensing:** All dogs and cats must be licensed at twelve (12) weeks of age and annually thereafter with the City of San Antonio, Animal Control Division. This includes Bexar County residents. A license can be obtained at local HEB. Any unlicensed dog or cat shall be subject to seizure and impoundment at the discretion of the animal control officer.

**Restrain, impoundment and disposition of dogs and cats:** A stray dog or cat shall constitute a public nuisance. "Stray" shall mean roaming beyond the premises of an animal's owner or keeper with no physical restraint.

### SPEED IN OUR COMMUNITY

Crestridge residents should know that the posted speed limit is 30 miles an hour, but that speed limit is too high for a community like ours. It is not unusual to see drivers going **30-45 miles an hour** down major streets. This is a safety measure for all residents, because children often play in or near the street. Please take this caution seriously.



## Important Information & Dates to Remember Voting in the Primary Elections 2024



Did you know that Texas Voters do not have to be registered with a party to vote in the Texas Primary Election? However, if you do vote in a particular party's primary, you are affiliating with that party and cannot vote in another party's primary (or primary runoff) within that same year. If no candidate in a race gets at least 50% of the vote, the race will advance to a runoff on May 28.

### To request a Ballot by Mail – Deadline – Friday, Feb 23rd

- Available only to voters 65 or older, have disabilities, or out of country on voting days.
- To apply online for a mail ballot – go to [votetexas.gov](http://votetexas.gov) and select Application for a Ballot by Mail under Voting by Mail.
- You may also call 210-335-8683 to request the application to be sent to you.

### Early in-person voting begins Tuesday, Feb. 20th ends Friday, Mar. 1st.

- In addition to your Voter Registration card, you must also present an acceptable form of photo identification.

### Primary Day Voting – Tuesday, Mar 5th.

## LAWN CARE COVENANTS REQUIREMENT

Lawn upkeep is vital to maintaining property values and keeping our community attractive. If you don't mow, edge and cleanup, you may receive a violation letter. **Article 14, page 9 states: "The owners and occupants of each lot shall at all times keep all weeds or grass thereon cut or trimmed in a reasonably neat manner, and shall in no event permit an accumulation of garbage, trash, rubbish or other waste of any kind to remain thereon and shall keep and maintain adequate ground cover to protect against soil erosion. No lot shall be used for storage of material and equipment except for normal residential requirements or requirements incidental to construction or improvements thereon as herein permitted."**

Violation letters cost you money! The letters, postage, administrative fees, etc., come out of your pocket under your assessment fees. Our HOA will suffer by paying high administrative fees in addition to our monthly management fee. We can avoid these extra fees by following our restrictive covenants.

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SCAN ME



## ANNUAL ASSESSMENTS DUE FOR 2024

Again, all homeowners has receive statement in the mail from **AVID Management regarding the Annual Assessment for the year 2024**. The due date for the \$160 annual assessment was January 31st; however, late fees will be applied after this day. The Board will continue to be good stewards of the HOA's money and continue to do their part to keep Crestridge a wonderful place to live or invest.

**Please make sure that you call the AVID Management for payment arrangements if you require one.** You must pay your assessment fee on time to avoid late fees. That revenue is what keeps this community operational and beautiful. You may know, from past newsletters, that those residents who ignore payment of assessments end up in worse situations with the addition of late fees and attorney's fees. Please don't let this happen to you.

The Board Members has the fiduciary duty to the membership to set the HOA fees at a level that is adequate to cover operating expenses. Our assessment dues are the only source of income that provides the resources needed, that provide the services that enhance our community. Here is a brief list of some of these services: utility cost for electricity, water for irrigation; expenses for repair in common areas; perimeter fence repairs; church room rental fee; lawn maintenance on common areas; administrative fees which are handled by our management company; postage for quarterly newsletter is also paid for by our assessment dues, and the list goes on.

It's worth repeating, Management and the Board Members are willing to work with homeowners, if the annual assessment is a burden. For any payment arrangements, call the AVID Management Company at 210-253-7811 ext 323 **or email** to [misti@avidtexas.com](mailto:misti@avidtexas.com)

## ARCHITECTURAL CONTROL COMMITTEE (ACC)

**Article 2** of our covenant, any and all changes or modifications to the outside or exterior of a property has to receive previous approval. Most reasonable requests get fast approval, and even when in some cases, the ACC may not be required is a painless process that helps you show proof of the modification. To further learn about the ACC process and form, please refer back to our covenant document. If you are modifying the exterior of your home, you most likely need ACC approval. Please keep this in mind to avoid delays in your project.

It's worth repeating this article. All changes to the exterior of your home or lot, large or small, must be approved by the Association. The following is a general list of items that require a written approval:

1. Building/Structures (Patio Covers, Gazebos Decks, Concrete Slabs, Fountains/Water Features, Sheds, Green Houses, Garages, Play Structures, Swimming Pools), etc..
2. Roof Replacement
3. Fence Replacement (shared fence required neighbor agreement)
4. Fence Stain
5. Solar Screens
6. Shutters
7. Rain Gutters
8. Sprinkler Systems
9. Landscaping (Planting Trees, Installing Flower Beds, Installing Rock, etc.).
10. Flagpoles.
11. Exterior Light Fixtures

The above list is not a complete list and there may be other items that require a written request to be submitted for approval. If there is a question to whether or not something needs to be approved again call 210-253-7811 ext 323 or e-mail to [misti@avidtexas.com](mailto:misti@avidtexas.com).



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