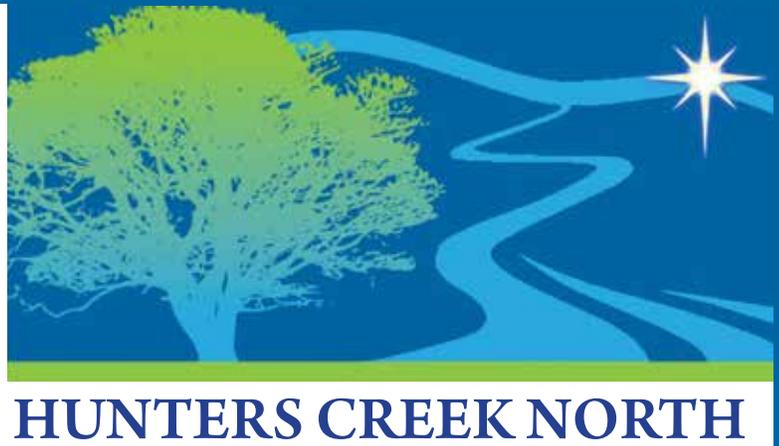


NEIGHBORHOOD NEWS LETTER



HUNTERS CREEK NORTH

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February/March 2018

A Note From Your New Co-President



As your new incoming Co-President for 2018 along with Linda Lopez-George I want to thank everyone for supporting our HCNNA. At last week's meeting I was able to introduce myself to everyone in attendance and had an opportunity to talk to a few of you as well. For everyone who was not in attendance I'd like to give you a

little information about myself, my background and what I hope to contribute to our HOA. I come from a military family and have lived in San Antonio since my parents retired from the US Air Force in the early 70's. I attended college at UT San Antonio where I earned a BS Degree in Geology. While attending UTSA I had to drop off some equipment at one of my Professor's home. While driving to the house I thought to myself this is a nice neighborhood, beautiful homes with well maintained yards along the streets and gorgeous oak trees everywhere you turn. I said to myself someday I'm going to live in this neighborhood.

After graduating from UTSA I worked for the US Geological Survey, USAA Insurance Co and then finally found my calling at a small startup company that manufactured T-Shirts. I had no title or job description, but I was determined to make this business a success. Twenty years later after working almost every position in the company I was elected President and helped guide the company through a difficult buyout and market transition and then continued to head the company for five more years. A couple of years ago I decided it was time to make a change and sold my interest in the company to pursue the next chapter in my life. Now, I work from my Home Office as a Real Estate Agent and love every minute of it. This new career has given me the flexibility to volunteer some of my time and talents and give something back to the community. So, it is my hope that I can add my unique skills to that of the other board members and help guide our HOA through any issues that may arise as our community continues grow and evolve.

My first goal is to try and meet as many of the homeowners as possible and encourage everyone to get involved in our neighborhood. I have volunteered to be the Security Liaison and help plan this year's

National Night Out event. This is an excellent opportunity to get out and meet each other and I welcome any suggestions to make this year's event something we all want to attend. Our neighborhood is a very special and unique community and with your help we can ensure it remains that way for years to come. I hope everyone will join me this year and reach out to your neighbors and get to know each other a little better.

Respectfully,
Leo Saavedra, Co-President

Cold Creek Warmed by Neighbors



Well-bundled HCN hikers and those from adjoining neighborhoods led by Scott Mullin (4th fr. left), Alan Kuentz (2nd fr. left), Patsy Kuentz (5th fr. right) and Aubrey George, behind the camera.

On a chilly January morning, the 13th to be exact, thirteen neighbors gathered at the home of Michelle and Scott Mullin on Hunters Pier for cookies, hot coffee, and the opportunity to explore the abundant nature along the Olmos Creek greenbelt immediately beyond the northeast edge of Hunters Creek North with the guidance of Alamo Area Master Naturalists Aubrey George and Patsy and Alan Kuentz of Hunters Creek. Despite a frigid forecast, the group embarked into only moderately cold temperatures and were warmed by the camaraderie and discoveries to be had along this marvelous stretch of nature there for all to enjoy.

YOUR HYPER-LOCAL NEWS

Welcome to your most important "newspaper"!

Having just taken on the challenge of editing this newsletter from our co-President Linda Lopez-George, who selflessly toiled to provide it to all of us in Hunters Creek North for many years, it is my goal to pack these pages with information about things that impact your everyday life directly. Who to call, what to put out on your curb, where to meet up, what to plant, ways to have some neighborly fun, what's happening with your membership money, how get your new roof approved, your dog walked, your kid watched, your kid a few bucks for watching someone else's kid ... you get the idea. This newsletter is for things that matter most, and things for which your enthusiasm, opinions, and votes matter most.

This few-sheets-of-paper every couple of months you'll not only read (I know you will because you're reading this already), but I encourage you to contribute toward as well. What are you involved in that could interest your neighbors? What are you passionate about that you could teach us all a little about? Let me know! We're in the midst of an exciting time for our neighborhood and city where interesting things are popping up all over the place that your neighbors probably don't know about. Let's share!

I will be adding local non-commercial classifieds as well as a calendar; I encourage you to submit items for these. Did you attend a great seminar or play, read a good book, eat a good meal? We'd love to know about it. And I'd love to have so much to share that I have to keep things short just to stay within our newsletter guidelines.

You may have already learned a bit about me and my family in last issue's Hey Neighbor section. I look forward to sharing all I can in the months and perhaps years to come. I look forward to getting to know

more about you, my neighbors and my city through your experiences and interests. Let's make this newsletter something unique and interesting, just like the little community we live in or, as the Fullerton's put it in this issue's Hey Neighbor column, the best-kept-secret neighborhood!

And if you just need to wrap fish, use some other newspaper.

Warm regards -

Peter Haller

HCN to Launch a Yard-of-the-Month Contest

At its January 25th meeting, the membership and new HOA Board approved a proposed Yard-of-the-Month Contest. This exciting new program is generously sponsored by our Hunters View neighbor Judi Newby Sunden of Keller Williams Heritage Realty. Neighborhoods benefit from contests such as this not only by the motivation to maintain yards such that they enhance the overall curb appeal of the community, but also by raising awareness of current methods of exemplary property maintenance.

Each month, eligible yards may be nominated by emailing your HOA at hcnna-boardmembers@googlegroups.com. Judges will choose a winner from those yards nominated. The monthly award is a \$25 Home Depot gift card, a yard sign proclaiming your victory throughout the month, and all the celebrity, book deal, and bragging rights that come with such prestige! But most of all you will have done a nice service toward your neighbors and the whole neighborhood by creating such a pleasant yard to view each day.

Special prizes will also be awarded for seasonal decorations around Halloween (Autumn decoration) and Christmas (Winter decoration), with a \$50 Home Depot October prize and a \$100 Home Depot December prize, so start running those extension cords right now! Unlike other months, these decorations will be judged after sunset and will cover the entire property, not just the front yard.

With the exception of October and December, criteria include the overall appearance, tidiness and neatness of the front of the property as evidenced by pruned, trimmed, and shaped foliage, edged and defined lawns, borders, flowerbeds, and visually appealing façade. Emphasis will be given to use of native plants and xeriscaping efforts. Additional information and full contest rules will be made available on hunterscreeknorth.com.

Judges are being selected and may vary month-to-month; if you are interested in volunteering please send an email or contact Judi or a Board member. Nominations of February lawns for the March award should be submitted by February 28. It may not be often that 'fun' and 'yard work' fit neatly into the same sentence, but here's a great opportunity to impress your neighbors and have some fun that's rewarding for all.

2018 Budget Adopted

At the combined Board and Annual Meeting January 25, the HOA adopted the proposed 2018 budget. Dues remain unchanged from 2017 at \$275. The budget projects income of \$57,260 and expenses of \$49,250. Major items include: Landscaping and Groundskeeping of \$11,040, Queens Forest Swim and Tennis Club funding of \$19,000, which excludes the advance payment for work completed in 2017 of \$8,000, Security Services of \$9,000, \$3,000 set aside for events or projects related to the San Antonio tricentennial, and \$8,010 to add to the general fund. Note also that the HOA will be absorbing payment fees this year for use of credit cards to pay dues so although this is a convenient way to pay on time, up to \$1,000 of the budget can be saved simply by avoiding these fees and remitting payment by check before it's due on **February 28**. Mail checks to **Hunters Creek North Homeowners Association, P.O. Box 780312, 78278-0312**. No penalties for mailing early!



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HEY NEIGHBOR!

When did you move into the neighborhood? May 2016

Why did you choose the neighborhood? Probably for the same reasons as everyone else. It's ideal location in the "best kept secret neighborhood" in town.

Where else have you lived? Between the two of us, we've lived in most of the major areas in Texas (Austin, Dallas, Houston, San Angelo and New Braunfels). Both of us are from the North/Northeast US. Jim grew up outside of Erie Pennsylvania and Lisa was born in Indiana and grew up in Michigan. Work opportunities brought our families to Texas and, like many transplants, we often joke that we got HERE as quick as we could (Lisa in 1974 and Jim in 1987).



Lisa and Jim Fullerton with Bentley, of 1329S Hunters View

What do you like to look at out your window? Our house on Hunters View Street backs up to the Olmos Creek greenbelt. The view is spectacular, and we love hand-feeding deer through our wrought iron fence. Lisa is a bird enthusiast; she has several bird feeders and enjoys watching numerous species, especially cardinals. It's also fun to see the neighborhood hawk and owl that visit frequently. We moved here from Bulverde/Spring Branch because the commute into San Antonio became too congested and time consuming. Although we left a 7-acre property with an incredible view, we still have a gorgeous green belt with an abundance of wildlife to enjoy.

What keeps you busy these days? We own and operate 7 quick serve restaurants (5 Auntie Anne's Pretzels and 2 Cinnabons) in San Antonio. We opened our first Auntie Anne's Pretzels at North Star in 2000 and now have 3 locations there (2 Auntie Anne's and 1 Cinnabon). We also have stores at Ingram Park Mall, the Shops at La Cantera and Terminal A at the San Antonio International Airport. We have 5 children, 2 grand daughters and another one on the way in May!

Do you have any hobbies or favorite ways to relax? Lisa loves to run, and you'll often see her running with our dog, Bentley (yellow lab/golden retriever mix) throughout the neighborhood. She really enjoys Hunters Creek for its quiet streets and scenery. Jim loves to ride his Harley-Davidson motorcycle with his good friend and Hunters Creek neighbor, Bob Stinziano. It's not unusual to see the two of them riding out together on a Saturday morning. As empty-nesters, we've become travel enthusiasts and hope to visit as many U.S. states (only have 7 left to see) and countries as we're able (we've been to 26 so far). With such a vast world to experience, we hope to immerse ourselves in as many cultures as possible – God willing.

New HOA Bylaws and Protective Covenants Fail to Pass

Despite multiple opportunities for homeowners to cast their vote in favor of the rewritten Covenants, Regulations, and Bylaws, first proposed for the December 2016 Annual Meeting and reintroduced for a rescheduled January 2017 meeting where a vote was not held on the matter, the proposed changes failed to pass. The most recent voting opportunity was conducted by Vote HOA Now on behalf of the HCN Board over two periods spanning January 23, 2017 to January 24, 2018, with a brief period starting in December when online voting was suspended as results to-date were tabulated.

As a result, the current Bylaws adopted January 1, 2012 will continue to govern operation of the HOA. Restrictive Covenants will continue as included with homeowners' deeds reflecting differing restrictions for Units 1, 2, and 3 as illustrated in the Maps & Covenants section of the HOA website.

Discussion following the reporting of this result at the Annual Meeting focused on the need to increase discussion of proposed rules, provide opportunities for homeowners to meaningfully weigh in and revise the many proposed changes on offer, and educate homeowners on the legal and operational benefits and drawbacks of each of the changes. It was proposed that a series of discussions could be presented in future issues of this newsletter to increase knowledge and participation among the members.

Calendar of Interesting Things

- **Saturdays 8AM** - 5K Walking Group, Ray (SMS: 837-2145)
- **Sundays 4:30PM** - Pickleball, QFS&TC
- **Mondays 7:00PM** - Tennis Club, QFS&TC
- **Tuesdays 8:00AM** - 5K Walking Group, Ray (SMS: 837-2145)
- **Thursdays 8:00AM** - 5K Walking Group, Ray (SMS: 837-2145)
- **Thursdays 6:00PM** - Pickleball, QFS&TC
- **Ongoing Feb 1 - June 30** - Avoid Pruning Oaks (texasoakwilt.org)
- **Ongoing Feb 8 - 25** - San Antonio Rodeo
- **Ongoing Feb 9 - 25** - 2018 Winter Olympics
- **Friday Feb 16 6:00PM** - Lunar New Year, Trinity University
- **Friday Feb 16** - NEISD Early Dismissal
- **Saturday Feb 17** - Mar 3 - Lanterns on the River
- **Monday Feb 19** - NEISD Severe Weather Make-up Day
- **Sunday Feb 25 7:00PM** - Book Club, "Mighty Be Our Powers," LuAnn (722-4264)
- **Tuesday Feb 27** - NEISD Elem. / Mid. Early Dismissal
- **Wednesday Feb 28** - NEISD Elem. / Mid. Early Dismissal
- **Saturday Mar 10** - SAT Testing
- **Monday Mar 12 - 16** - NEISD Spring Break
- **Friday Mar 16 - 17** - Dying the River Walk Green
- **Saturday Mar 17 7:30AM** - Sk Beer & Wine Run, La Cantera (culinarias.org)
- **Saturday Mar 24** - Dinner Group, Location TBD
- **Sunday Mar 25 7:00PM** - Book Club, TBD, LuAnn (722-4264)
- **Friday Mar 30** - NEISD Holiday (Good Friday)
- **April 2018** - Bulky Item Collection Notices Sent
- **Tuesday Apr 17** - IRS Tax Day 2018

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