



# Braun Station East NEWSLETTER

November/December 2024

*"The Best Little Neighborhood In San Antonio"*

## Braun Station East invites you to a December to Remember Event "A Mini Christmas Village"

on  
Saturday, December 7<sup>th</sup>  
1 - 5:30 p.m.

Santa will be here from 2:30 - 5:30 p.m. Plan to come and take pictures with Santa. Because Santa will be busy taking pictures, your children can bring their letters for Santa and drop them in the North Pole Express Mail Box located at the Post Office in the village. There will be lots of fun and activities for the kids.

If you would like your child to receive a letter back from Santa, please provide a little information about your child so Santa can personalize the return letter. Also include a return address.)

See You There at the Braun Station East  
Clubhouse & Pool

### BOARD OF DIRECTORS

Doug Christensen..... President  
Michele Robledo ..... Vice President  
Amelia Stinson..... Secretary  
John Miller ..... Treasurer  
Renee Montgomery.... Member-at-Large  
Marilene Zamora ..... Member-at-Large  
Amanda Davila..... Member-at-Large  
Gene Barnash ..... Member-at-Large  
Norin Horgan..... Member-at-Large

### IMPORTANT CONTACTS

EMERGENCY..... 9-1-1  
SAPD Dispatch..... 210-207-SAPD  
Non-emergency assistance  
Poison Control..... 800-222-1222  
City Services ..... 3-1-1  
(Potholes, code violations, etc.)  
District 7 Councilwoman  
Marina Alderete Gavito..... 210-207-7044  
SAFFE Unit Officers..... 210-207-5822  
Officer McCampbell.... 5020 Prue Road  
Stray/vicious animal..... 3-1-1  
Health & Human Svcs ..... 2-1-1

### ASSOCIATION OFFICE

Pat Bratton, *Association Manager*  
Office: 210-684-4186  
Emergency: 210-260-6022

### OFFICE HOURS

Summer (April – September)  
Monday & Friday: 10 am – 2 pm  
Tuesday & Thursday: 12 – 4 pm  
Wednesday: 12 – 7 pm  
  
Winter (October - March)  
Monday & Friday: 10 am – 2 pm  
Tuesday & Thursday: 12 – 4 pm  
Wednesday: 12 – 6 pm

*Saturday By Appointment  
Closed for all Federal Holidays*

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### Board Meetings

Upcoming Board meetings take place on the third Wednesday of the month at 6:45 p.m. You may attend in person at 9350 Knighthood, or virtually via Zoom by contacting Pat at bsecia@sbcglobal.net by the third Monday of the month.

**November 20**

**December 18**



## CONDITIONS AND RESTRICTIONS BRAUN STATION EAST 17 September 1975

Section 10. Use of Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence. Temporary structures used as building offices and for other related purposes during the construction period must be approved by the Architectural Control Committee as outlined in Article I, Section 2.

## COMMITTEE CONTACTS

### ACC Committee

Chair – Darryl Richards  
Co-Chair – Jef Kirkland  
Member – Lance Elling

### Pool Committee

Doug Christensen  
Claire White, Sheila Adams, Dani Caraveo

### Newsletter Editor

Laura Kaarlsen, [kaarlsen5@gmail.com](mailto:kaarlsen5@gmail.com)

### Historian

Marilene Zamora

### Annual Picnic Committee

Pat Bratton, Chair  
Claire White, Doug Christensen, Lynn Walsdorf

### Safety – Open

### Braun Station Playgroup (East & West) Open

### Yard of the Month/Holiday Decoration Contest Anonymous

## Are you tech savvy?

**Do you have a little time to help us update the web site? If so, please contact Pat at 210-684-4186 or [bsecia@sbcglobal.net](mailto:bsecia@sbcglobal.net). The whole neighborhood thanks you!**



**Check us out  
online at  
[braunstationeast.org](http://braunstationeast.org)**

## Volunteers Needed

**Block Captains/Co-Captains for all vacant positions listed below.**



### The Requirements Are:

1. Make Street/Block Map with names and phone numbers
2. Deliver Welcome Packets to new neighbors
3. Organize Block Party for National Night Out
4. Attend yearly Block Captain's Meetings/Social
5. Pass out flyers and other printed materials
6. Help collect Annual Meeting Proxies

Being a Block Captain or Co-Captain is a great way to get to know your neighbors and help our neighborhood at the same time!

If you are interested, please contact Pat at 210-684-4186 or you can email her at [bsecia@sbcglobal.net](mailto:bsecia@sbcglobal.net).

### Block Captain/Co-Captains

Street	# of Homes	Block Captain
Brixton	49	Karen Ferdinand Co-Captain - Vacant
Burwell	15	Sylvia McCoy Co-Captain - Vacant
Chesham	23	Diane Stribley Co-Captain - Pam Darden
Chivalry	39	Marilene Zamora Co-Captain John & Misty Ferrell
Dorsetshire	14	Cookie Gehring
Dragon	38	John Miller Co-Captain - Vacant
Fallworth	32	Vacant
Havelock	8	Esther & David Cantu
Haversham	16	Cindy Parish
Heraldry	43	Beverly Rosel Co-Captain - Vacant
Honiley	37	Doug Christensen Co-Captain - Vacant
Kingsway	42	Michele Robledo Co-Captain - Vacant
Knighthood	0	
Lasater	35	Victoria Sanchez Co-Captain - Vacant
Lavenham	35	Carol Bartholomew Co-Captain – Vacant
Locksley	8	Vacant
Modred	13	Judy Maynard Co-Captain - Vacant
Romney	37	Jeanne Strottner Co-Captain - Vacant
Tourney	11	Vacant
Upton	31	Mariana Garcia Kathy Martin
Watchtower	45	Mrs. Marilynn Deucker Co-Captain - Vacant
Wuthering Heights	10	Jody & Robert Summers Co-Captain - Vacant
Wickersham	46	Lynn Walsdorf Co-Captain - Vacant



## Pride of Ownership Homes For 4th Quarter (2024)

By Darryl F. Richards, ACC Chair

We have come to that time of year of the trifecta of G's: Ghosts, Gobblers and Gifts. Oth-erwise known as Halloween, Thanksgiving and Christmas (and other holiday celebrations). And hopefully, we are past the trifecta of H's: Hot, Hotter and Hottest in terms of our weather. And the D's: Dry, Drier and Driest. ...Well, you get the picture.

Which brings us to the trifecta of homes for the 4th Quarter of 2024 which we are proud to announce as follows:



9231 Lasater



8458 Lavenham



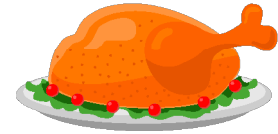
8222 Brixton

I will end this with some advice for the trifecta of Halloween, Thanksgiving and Christmas (and other holiday celebrations):

**Halloween:** *Don't raid your kids' Halloween candy collection for the good stuff.*

**Thanksgiving:** *Don't eat more than you can lift.*

**Christmas (and other holiday celebrations):** *Have a wonderful and joyous time and re-member it is more blessed to give than to receive.*



## BSE Events 2024



### 2024

November 9, 2024	Christmas Village Meeting, 12 noon, Clubhouse
November 15, 2024	Annual Assessments go out
November 20, 2024	Regular Meeting
December 7, 2024	Christmas Village & Meet Santa
December 18, 2024	Meeting Canceled

### 2025

January 4, 2025	Village Take Down
January 15, 2025	Regular Meeting
January 25, 2025	Annual Meeting

Some dates are subject to change. Keep looking at the newsletter for updates. The updates are in **BOLD** letters.

- ✓ Residing in Braun Station for over 30 years!
- ✓ #1 Brokerage in San Antonio (Business Journal)
- ✓ Platinum 50 Award Winning Agents
- ✓ Expert Analysis - See what your home is worth today!
  - ✓ Good Neighbor Award 2022
  - ✓ Women's Council of Realtors

**We'd love the opportunity to hear about you!**

*Cookie and Lori*

Mother-Daughter Real Estate Team



**LORI LEWIS, Realtor®**  
512-797-2429  
lorilewis@kw.com



**COOKIE GEHRING, Realtor®**  
210-381-5381  
realestatecookie@gmail.com



**CYRENA DURKEE**  
Loan Depot  
210-685-5618 | cadamsdurkee@loandepot.com





**We want to thank all of our sponsors for  
making our annual picnic a Big Success!**

### **Sponsor List**

*Councilwoman Marina Alderete Gavito Office (District 7)*

*Bush's Chicken - Bandera Road*

*Kjolfbassa Provision, Co. San Antonio*



## **Braunfest 2024**

**We would like to thank each and every one of you that attended our annual picnic. The pool was reopened just in time and was sporting new lights! As always, Braunfest carries a sense of family, friends and fun. Our goal is to increase the attendance year after year because Braunfest helps us to get to know neighbors old and new better and fosters the sense of community we enjoy.**

***Thanks to all who came!***

**2025 ASSESSMENTS ARE DUE**

**JANUARY 1**

**ASSESSMENTS will be \$283.50**

Invoices will be mailed out in November. Payments are due January 1, 2025. Late charges will apply on all payments made after January 31.

Payments may be mailed, dropped off at the office, or dropped in the mail slot beside the office door at 9350 Knighthood. Payments must be postmarked no later than January 31 to avoid late fees.

Remember that your assessments are the main source of income for the association. It is used for the upkeep of our clubhouse, recreational facilities, pools, and common grounds as well as our social programs (with the exception of the Christmas Village which has been maintained exclusively with donations from sponsors). We work very hard to keep all costs down and to be good stewards of your assessments for the benefit of the neighborhood.

If you have any questions regarding your assessments, please contact the office at 210-684-4186.

**Edward Jones**

> [edwardjones.com](https://www.edwardjones.com) | Member SIPC



**Let's review your strategy.**

**John D Harmon Jr**  
Financial Advisor

12800 Bandera Rd Ste 102  
Helotes, TX 78023  
210-695-6825

### **Make your financial future a priority.**

**The market may change often, but your important financial goals probably don't.**

We believe the best way to build and preserve your financial future is by taking a long-term approach to investing. That's why we don't follow investment fads.

No matter what your path forward looks like, I'll work with you every step of the way to develop thoughtful, tailored strategies. So you can see the road ahead and move along it with confidence.





THANK  
YOU TO  
RESIDENTS  
YOU FOR  
ADDING THE

**SPOOKTACULAR  
HALLOWEEN  
DECORATIONS!**

**The Christmas Village planning meeting will be held at the clubhouse at noon on November 9.**

For more information, please contact Pat at 210-684-4186 or 210-260-6022.

This will be the 9th year of this very special BSE tradition, "A Mini Christmas Village," which is brought to BSE by several area sponsors and brings joy to children of from 1-101! The Village will be taken down on January 4, 2025.

**Help is welcomed!**

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**210-679-6928**  
[www.maidbrigade.com/tx/san-antonio](http://www.maidbrigade.com/tx/san-antonio)

## Thanksgiving Word Search

apples  
cake  
corn  
cranberry  
dinner  
dressing  
eat  
family  
green beans  
holiday  
Indian  
November  
pie  
pilgrim  
Plymouth  
pumpkin  
thankful  
turkey

I T J N O W N A P I E A L T N  
H T U O M Y L P U N M T Y U O  
B A I N V I Y P M N I H E O V  
C O R N T X L L P W R E H G E  
M R Z U D O I E K T G E S V M  
A U A B H I M S I C L K E I B  
D I N N E R A I N O I R H G E  
E A T S B O F N D I P A Q C R  
G U H G R E E N B E A N S Z F  
T U R K E Y R D R E S S I N G  
H O L I D A Y R I O D A E C L  
L U F K N A H T Y I O C A K E



Words can be found left to right, up and down, diagonally and backwards.

## Mulching *matters*.

Mulching in the fall is essential for tree health, soil quality, and landscape improvement.

*Moisture retention*  
reduces the need for frequent watering.

*Weed suppression*  
discourages weed growth, giving trees a better chance to thrive.

*Temperature regulation*  
keeps soil warmer in winter and cooler in summer, reducing stress on roots.

*Improved soil health*  
improves soil structure and nutrient availability for long-term tree health.

*Improved aesthetics*  
gives a neat look to the landscape and increases property value.



*Trust our tree team to get  
your trees trimmed and  
mulched this season!*



(210) 201-2888  
[trimwelltrees.com](http://trimwelltrees.com)



## 2024 Homeowner's Meeting

Saturday, January 25, 2025

Social at 2:30 pm;

Call to order at 3:00 pm in the BSE Clubhouse and on Zoom

The annual homeowner's meeting is a prime opportunity for you to review the Association's accomplishments, future plans, and provide your feedback to the board. The annual homeowner's meeting is for all BSE residents in good standing with the Association. Since this is the time to elect the board of directors, please plan to attend or complete the attached proxy and give it to your block captain or take it to Pat at the BSE Office if you cannot attend. If you are planning to attend the meeting via Zoom, please contact Pat at the office so she could add you to the list to get the zoom link.

### Braun Station East CIA Annual Meeting Proxy

I, \_\_\_\_\_ authorize \_\_\_\_\_  
\_\_\_\_\_ to exercise my vote on any and all matters as may come before the membership at the Annual Meeting of the Braun Station East Community Improvement Association, Inc. to be held on January 25, 2025. This proxy expires on February 28, 2025.

I certify that I am a member in good standing of the Braun Station East Community Improvement Association, Inc.

Name (Printed): \_\_\_\_\_

Name (Signature): \_\_\_\_\_

Braun Station Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Enclose the proxy with your payment or drop it in the mail slot at the BSE office.

### WHAT IS A PROXY and WHY DO WE NEED IT?

Each January BSE residents, as members of the Association, must vote to approve the annual budget and to elect members to the Board of Directors.

If there are not enough voters present or voting by proxy, votes for the proposed annual budget and board members cannot take place, leaving the Association unable to conduct business.

If you cannot attend the January meeting, please consider naming someone to vote for you by proxy. You may name any member in good standing who will be attending. To do this, complete the Proxy form and return to the office prior to the meeting.





# Christmas Decorating Contest



**Best Overall Design:** \_\_\_\_\_

**Best Use of Lights:** \_\_\_\_\_

**Most Traditional:** \_\_\_\_\_

**Most Decorated Street or  
Best Collaboration:** \_\_\_\_\_

**Please put your address:** \_\_\_\_\_



## Christmas Decorating Contest

It's the holiday season again!!! As the holidays are quickly approaching, let us not forget the BSE annual Christmas decorating contest! Most of us enjoy decorating our home, and driving through the neighborhood admiring the beautiful lights and decorations is a favorite pastime of many residents and non-residents!

If you are planning to participate in this year's contest, the judging will end on December 15. We have 5 categories:

- Best Overall (The one who has decorated best in the neighborhood)
- The Best Use of Lights (The one who decorates with mostly lights)
- Most Traditional (This one can be religious or old fashioned)
- Most Decorated Street (The street that has the most decorated homes)
- The Best Collaboration (When two or more homes decorate as one)

### City of SA Solid Waste Services

#### November 2: Free Landfill Day.

Solid Waste customers can dispose of materials in local landfills at no cost.

#### Holiday Collections

Veteran's Day: no change

Thanksgiving Day trash pick up will slide to Friday.

Christmas Week pick ups will slide to the day after your regular pick up

Note: Solid Waste no longer accepts plastic bags in the recycling cart, even if they are bundled.

Two free leaf collections can be scheduled each fiscal year (October 1-September 30). Collections are for no more than 8 cubic yards of leaves, which translates to 50 two-play paper leaf bags or boxes...absolutely no plastic bags!

Additional leaf collections can be scheduled for \$20 each.

Brush Pick Up is scheduled to begin the week of January 6, 2025.



Braun Station East Community Improvement Association  
 9350 Knighthood  
 San Antonio, TX 78254  
 E-mail: [bsecia@sbcglobal.net](mailto:bsecia@sbcglobal.net)  
 Website: [www.braunstationeast.org](http://www.braunstationeast.org)  
*"The Best Little Neighborhood In San Antonio"*

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*Time Dated*



Are you using an A/C company with a Western theme?  
 Or a company named after a glue you used as a child?  
 How about a company whose name is hard to say?

- ✓ Tax Credits
- ✓ CPS Credits
- ✓ Financing W.A.C.
- ✓ Insulation
- ✓ Ductwork
- ✓ Certified Duct Cleaning

**Certified System Mold Remediator**

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 OR TRIP  
 CHARGE**  
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Published and distributed by: Neighborhood News, Inc.

3740 Colony Drive Suite LL100, San Antonio, TX 78230 • [www.NeighborhoodNews.com](http://www.NeighborhoodNews.com)

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