

THE

FRONT PORCH

News

Volume 12 Issue 4 ♦ APRIL 2025



News and Information from the
City of Bulverde and our Neighbors



THE FRONT PORCH News

CITY OF BULVERDE ALL DEPARTMENTS

HTTP://BULVERDETX.GOV

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Christopher Goth, COUNCIL

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MAYOR PRO TEM**

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Clint Hays, COUNCIL

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JUDGE - 830-221-1105

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Scott Haag, COMMISSIONER, PCT. 2

Kevin Webb, COMMISSIONER PCT. 3

Jen Crownover, COMMISSIONER, PCT. 4

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FRONT PORCH NEWS

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From the City Manager's Desk

By Charles West, Bulverde City Manager

It's hard to believe that it's been 3 years since I became the City Manager of Bulverde. While part of our city shares a Spring Branch address, I've always considered everything in and around our community—whether inside or outside the city limits—home. In these 3 short years, Bulverde has become a place close to my heart.

As many of you may know, things change in the City Manager's world—city councils change, priorities shift, and new ideas take root. At the February City Council meeting, the council made the decision not to renew or extend my contract, which is set to expire on May 24, 2025. As this is April 2025, this will likely be my final Front Porch News article. Although, I may or may not write one for May—only time will tell.

While I could be upset or hold a grudge about not having my contract renewed, that's simply not who I am. I hold no ill will toward any of the current city council members. Being a city council member, like being a mayor, is a thankless job most of the time and it's completely voluntary. Council members often face difficult decisions and, depending on who you ask, are either hailed as heroes or criticized as failures.

In my past, I had the privilege of serving as a city council member for a community experiencing similar growth to Bulverde. I learned firsthand that change and growth are never easy, and sometimes people direct blame at the wrong individuals for circumstances beyond their control. Even with the best-laid plans, growth rarely unfolds exactly as we expect. There will always be those who are unhappy with the outcome.

Throughout my career, my guiding principle has always been to make decisions that benefit the community as a whole—not just a few individuals seeking special treatment. That philosophy applies not only to individual requests but also to the directives issued by the city council. If the council votes on a matter, it becomes my duty to follow their lead unless the action is illegal (and I have full confidence in the integrity of our current council).

On May 3, 2025, the citizens of Bulverde will elect a new mayor and three new city council members. As a city employee, I cannot endorse any candidates due to ethical guidelines from the Texas City Manager Association (TCMA) and the International City Manager Association (ICMA), of which I'm an active member. However, as a registered voter, I will be casting my vote after thoroughly researching the candidates. I encourage everyone to exercise their constitutional right to vote. Municipal elections often suffer from low voter turnout, so it's especially important that we all participate and make our voices heard.

Early voting begins on April 22 and runs through April 29, 2025, with Election Day on May 3, 2025. Please check your

local polling locations, and make sure you're registered to vote before the April 3, 2025, deadline (which may already have passed by the time you read this). Your vote matters now more than ever, and we need as many voices as possible in this important election.

City Updates

Turning to city matters, I'm happy to report that the roadwork on Bulverde Road is now complete. While a few minor tasks may remain for the contractor, the road is in much better shape than it was just a few months ago. Stahl Road, particularly the S-curves, is also complete and receives heavy use. We've been monitoring traffic patterns, and the numbers are much higher than anticipated—likely due to growth and people avoiding the Highway 46 construction zone.

We also recently completed roadwork on Persimmon Hill and Brand Road, using millings from Bulverde Road to strengthen and protect the edges of these streets. While some residents believed this was a road-widening project, it was aimed at reinforcing the road edges to prevent damage that can shorten the life of the roadway. Re-paving every road within the city limits is cost

prohibitive. So, each year we assess which roads need the most attention. This past year, Bulverde and Stahl Roads were prioritized, along with Deerfield Terrace, which received a chip seal and new striping.

Each year, we strive to allocate around \$1.5 million toward road and drainage work, a significant increase from previous years. We also aim to keep increasing this budget to meet the growing needs of our community, just as we have with the police department's budget to add more officers and keep our community safe.

Parks and Recreation

Parks are a popular topic of discussion in our city. We currently have two designated parks: Bulverde Community Park on Bulverde Lane, across from the airport, and Krawietz Park at the corner of Cougar Bend and Wildcat Drive. Bulverde Community Park is heavily used, not just by residents, but by people from all over Comal and Bexar Counties. We recently received a generous donation to

(Continued on page 4)



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Published and distributed by:
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For embodying selflessness, generosity, and for his unwavering faith in Christ, we honor Jack with February's "Choose Kindness" Award!

Choose Kindness

(Continued from page 3)

establish a 6-hole, par-3-disc golf course at Krawietz Park, which will offer a fun way to introduce people to the sport of disc golf. Watch for the official dedication of the course in the coming weeks!

Additionally, we have plans for maintenance and updates to Bulverde Community Park, including the complete refurbishment of the toddler play area soon.

Closing Thoughts

As I reflect on my time here in Bulverde, I want to thank everyone who has read my articles, offered feedback, and been a part of this community. Whether I remain in this role or not, Bulverde will always hold a special place in my heart because of the people who make it such a wonderful place to live. I've made lasting friendships here, and I look forward to making more, whether I stay or leave.

Recently, someone asked me how I can continue to show up and give my best knowing that I may not be here after May 24th. My answer remains the same: I don't hold grudges. I believe that harboring ill will harm everyone. My faith in God sustains me through both good times and bad. As it says in Ephesians 4:32, "Be kind and compassionate to one another, forgiving each other, just as in Christ God forgave you." And in Proverbs 25:21, "If your enemy is hungry, give him food to eat; if he is thirsty, give him water to drink."

As always, my door is open for anyone with questions or concerns. No matter what happens, I will always keep the citizens of Bulverde in my prayers.



Mayor's Point

By Bill Krawietz, Bulverde Mayor

The question I get asked the most is, "Will we run out of water with all these new high-density neighborhoods being developed?" Usually, the question that follows is, "Why does Bulverde allow it?"

To give a little background for those who don't know my history, I helped lead the incorporation of Bulverde in 1997, served three terms as a Councilman and then stepped aside for 6 years to raise my young family.

Never thought I would ever return to public service but felt I needed to come back as Mayor because so much of the work we did in those early days was just tossed aside by subsequent administrations in my absence.

The main reason the City of Bulverde incorporated was to manage growth and development. From the beginning, the city worked to pass ordinances that reflected being in a water critical area. The aquifers in this area are much tighter than the Edwards just to the south, serving San Antonio.

Bulverde's first subdivision ordinance only had two residential lot sizes; 1 acre minimum with an average of 1.5 overall. These are served by a water system and on-site septic. The other being 5 acres minimum, served by private well and septic.

The developers of Johnson Ranch had a problem with this and protested heavily before City Council when it was passed. They said they were going to get water from Canyon Lake and Build a sewer/wastewater treatment plant.

This was before any water was being taken out of Canyon Lake for human consumption. I told the JR developer that when the pipeline gets built, we will reexamine our ordinance.

After it was announced they were going to build treatment facility and a water pipeline, we got busy planning for it. We knew that the JR developer would surely sue if we didn't allow for more density. Council updated the Subdivision Ordinance to add another lot size category, as well as higher standards for streets and drainage to address and mitigate the negatives of higher density. In the new Ordinance, we added a high-density category: 0.5 acre minimum lot size with an average of 0.75 acres.

Council also realized the City should have a say in how this water would be distributed, so it filed a permit application with the State for a Certificate of Convenience and Necessity (CCN) for a Water System for ALL OF WESTERN COMAL COUNTY. I emphasize this because we knew the water issue reached far past our city limits.

Two weeks later, Bexar Metropolitan Water District filed an application for the exact same area before our application was approved.

The City negotiated with GBRA to be our managing partner on our application and we began the drawn out fight to secure the CCN. It didn't look like things were going in our favor, because Bexar Met argued they were more capable than the City. It wasn't until late on a Friday afternoon that I got a

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call from then Mayor Bob Barton, we won out. A Judge in Austin, at the State Office of Administrative Hearings, ruled in our favor because we were a young City concerned about our future growth. It was a joyous day and we celebrated.

As I left Council, there was a new Mayor elected. She got cross with GBRA when they wanted to build an elevated water tower next to some homes in Bulverde Estates.

A couple of years passed, and another new Mayor was elected. Because the stalemate with GBRA had not been resolved, that administration negotiated a deal with Canyon Lake Water Service Company (now Texas Water) owned by San Jose Water out of California. The City's sold its hard fought CCN and 400-acre feet allotment of water in exchange for \$125,000 with the promise they would bring water to local schools.

That new Mayor got cross with Comal County over enforcing the updated Subdivision Regulations when Johnson Ranch developed. Instead of working things out, the City just relinquished all control to the County on new developments in its ETJ. We are now overrun by tiny lot subdivisions as a result.

The City also tried to pass Home Rule during that timeframe and it failed before the voters three separate times.

The City I helped form was falling apart, so it was time to step back in, this time I ran for Mayor.

It took over 2 years to convince Comal County to give us back control of our ETJ. There was no chance of getting our Water CCN back.

Despite voters turning down Home Rule three times before, we got it passed by a healthy margin this time. That was so important, the City aggressively started annexing ranches with for sale signs on them. As a result, we were able to make larger-lot subdivisions like Belle Oaks and Centennial Ridge the norm.

When Singing Hills developed with its Sewer Plant, the City through an agreement acquired its Waste Water CCN and System at no cost from the developer. The City needed an operator though.

There was strong desire from San Jose to be our operator, but I was not going to give up control to the California-based company. I told them that GBRA should run it, since they designed it. They literally laughed at me and said with the City's history, there was no way that would ever happen.

I got to know the CEO and COO of GBRA quite well when acquiring the water CCN. I made a phone call, had a lunch, and promised it was a new day in Bulverde and we should work together again. We hashed out an agreement and our new partnership with GBRA has been absolutely wonderful.

As I near the end of my term limit, I look around and see what was accomplished, but also the opportunities lost since the City was formed. The feeling is both joyous and heartbreaking. To think the City of Bulverde could have done so much more to protect our beloved Hill Country. We would have even had a say in the new development coming in all the way up at US 281 and 306. Believe me when I say it would be much more responsible than what is being built. When you control the water, you defiantly have the upper hand.

With this upcoming election, there will be a change of a majority of the Council. There are definitely some challenges ahead with talk that the State may do away with Zoning in its battle to strip Cities of local control. I hope and pray that the citizens vote for the candidates who will work to move Bulverde Forward. Remember, your vote matters.

It's has truly been an honor to have served as your Mayor for the past 15 years, along with my previous 6 years on Council. I took the trust instilled in me seriously. God Bless Bulverde.

The Beginning of A New Chapter



A reception honoring Mayor Bill Krawietz for
his dedicated service to the City of Bulverde

SATURDAY, MAY 10
5 – 8 PM

EAGLES LANDING LODGE
2350 BULVERDE RD
BULVERDE, TX 78163

This is a come and go cocktail event.
Light bites provided. Cash bar available.

- Business casual attire -

PLEASE RSVP BY MAY 1ST - pp.events/mayorkrawietz



BULVERDE MUSIK IN THE PARK PRESENTS SPRING LIVE CONCERT SERIES

AT THE BULVERDE COMMUNITY PARK

SATURDAY

THE MUSIK STARTS AT 7:00PM

MARCH 22ND

RUBEN V

APRIL 5TH

MATT KIRK AND THE GÜEYFARERS

APRIL 26TH

JESSE STRATTON BAND

MAY 17TH

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FREE MOVIES In The Park!

Coming Soon!

April 11th - Dispicable Me 4

May 9th - The Wild Robot

June 13th - Inside Out 2

Starts @ Dusk!

Bulverde Community Park

* bring your own chairs and banket

* refreshments available

*concerussions

* popcorn

* soft drinks

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Mannen Family Public Library



Local Events Calendar

Spotlight Events

| MAYOR'S TOWN HALL | Thursday, April 3; 6:00p–7:30p; Mammen Family Public Library | |
|--|--|--|
| BIG TRASH COLLECTION | Saturday, April 12; 8:00a–12:00p; 30360 Cougar Bend, 78163 | |
| EARLY VOTING | April 22–April 29 | |
| COFFEE w/the CITY | Friday, May 2; 9:00a–10p; 30360 Cougar Bend, 78163 | |
| ELECTION DAY | Saturday, May 3 | |
| MAYOR'S FAREWELL PARTY | Saturday, May 10, 5:00p–8:00p RSVP required by May 1st. (See more info in this issue.) | |
| Event | April | May |
| Bulverde Planning & Zoning Commission 30360 Cougar Bend, 78163 (1st Tuesday) | 1st; 6:00p | 6th; 6:00p |
| Bulverde City Council 30360 Cougar Bend, 78163 (2nd Tuesday) | 8th; 6:30p | 13th; 6:30p |
| Bulverde Parks & Rec Advisory Board; 30360 Cougar Bend, 78163 (3rd Tuesday) | 15th; 6:30p | 20th; 6:30p |
| Hill Country Kiwanis Club (1st & 3rd Wed.) Ay Chiwawa, 403 Singing Oaks, 78070 | 2nd & 16th; 8:00a | 7th & 21st; 8:00a |
| Bulverde Area Rural Library District Board (3rd Thurs.) 131 Bulverde Xing, 78163 | 17th; 9:30a | 15th; 9:30a |
| Bulverde Lions Club (2nd & 4th Thurs.) 747 E. Ammann Rd., 78163 | 10th & 24th; 6:30p | 8th & 22nd; 6:30p |
| Bulverde Market Day (2nd & 4th Sat.) 2541 Bulverde Road, 78163 | 12th & 26th; 9:00a–2:00p | 10th & 24th; 9:00a–2:00p |
| Bingo in Bulverde hosted by the BSB Chamber (1st Fri.) 1747 E. Ammann Rd., 78163 | 4th; 5:00p (doors open), 5:30p (Early Bird games start), 6:30p (regular games start) | 2nd; 5:00p (doors open), 5:30p (Early Bird games start), 6:30p (regular games start) |
| VFW Bulverde Post 12205 Monthly Meeting (2nd Tues.) 30280 Cougar Bend, 78163 | 8th; 7:00p | 13th; 7:00p |
| VFW Bulverde Post 12205 Burger Night (3rd Friday) 30280 Cougar Bend, 78163 | 18th; 5:00p–8:00p | 16th; 5:00p–8:00p |
| Bulverde Musik in the Park Bulverde Community Park 29815 Bulverde Lane, 78163 | 5th ; Music starts at 7:00p; FREE ; Band: Matt Kirk & the Güeyfarers AND a second date: 26th ; Band: Jesse Stratton Band | 17th ; Music starts at 7:00p; FREE ; Band: Undercover |
| S.T.A.G.E. presents <i>When Bullfrogs Sing Opera</i> , a comedy by Carl L. Williams | May 1*, 2, 3, 4, 9, 10, 11, 16, 17, 18; *Opening night performance is a benefit for The SHARE Center; 1300 Bulverde Rd., 78163 https://www.stagebulverde.org/ 830-438-2339 | |



Bulverde Police DEPARTMENT

The following information is an excerpt from the February Monthly Report presented at the March 11, 2025 City Council meeting. The complete report can be viewed/downloaded from the City of Bulverde's website in the March 11 City Council meeting packet. The Bulverde PD presents this report every month and it is available in its entirety for public review.

https://bulverdetx.gov/AgendaCenter/ViewFile/Agenda/_03112025-351

CALLS FOR SERVICE

Bulverde Police Department had 1,327 Calls for Service.

| | | | |
|------------------------|-----|------------------|-----|
| Blanco Road | 11 | Hwy 281 | 145 |
| Bulverde Crossing | 8 | Hwy 46 | 216 |
| Bulverde Estates | 37 | Oak Village N | 28 |
| Bulverde Hills | 53 | Oakland Estates | 3 |
| FM 1863 | 9 | Shepherd's Ranch | 57 |
| City Hall/BPD Walk-ups | 4 | Belle Oaks | 65 |
| County | 7 | Outside County | 3 |
| Centennial Ridge | 52 | Windmill Ranch | 2 |
| Hghlands | 0 | Singing Hills | 133 |
| Bulverde City Park | 131 | Comal Trace | 0 |
| Edgebrook | 97 | Ammann Rd | 99 |
| Persimmon Hill | 109 | Bulverde Road | 37 |
| Elm Valley | 16 | Heimer Lange | 2 |
| Bulverde Oaks | 2 | BerryOaks | 1 |

ARRESTS

Total Arrests-12

| | |
|---------------------------------|---|
| Assault Family Violence | 1 |
| Driving While License Invalid | 1 |
| Possession Controlled Substance | 2 |
| Warrants | 6 |
| Public Intoxication | 2 |

ACCIDENTS: Bulverde Police investigated 20 crashes

| Location | | Property | Injury | Fatality |
|---------------|---|----------|--------|----------|
| Hwy 46 | 7 | 4 | 3 | |
| FM 1863 | 3 | 2 | 1 | |
| Hwy 281 | 7 | 4 | 3 | |
| Ammann Road | 1 | 1 | | |
| Bulverde Road | 1 | 1 | | |
| Blanco Road | 1 | 1 | | |

TRAFFIC ENFORCEMENT

| | |
|------------|-----|
| Citations | 464 |
| Violations | 566 |
| Warnings | 128 |

Average Speed Citation (mph over the limit)

| | |
|---------|------|
| Hwy 281 | 19.8 |
| Hwy 46 | 16.4 |
| FM 1863 | 25.3 |
| Other | 19.5 |

INVESTIGATIONS

Code Compliance

| | |
|----------------------|---|
| Code Compliance | 9 |
| Cases Closed | 9 |
| Follow Up Activities | 0 |
| Citations Issued | 0 |
| Warning Citation | 0 |
| Pending | 0 |

BPD Cases

| | |
|-----------------------|-------|
| Assigned | 18 |
| Interviews | 48 |
| Filed County DA | 12 |
| Filed Municipal Court | 0 |
| Warrants | 8 |
| Subpoenas | 2 |
| Citation | 0 |
| Closed | 11 |
| Supplements | 96 |
| Calls for Service | 3 |
| Reports | 1 |
| Court | 8 hrs |



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Happy April from the Bulverde Area Humane Society!

In this month's issue, we'd like to educate you all about a few brutal diseases that we continue to see in cats and dogs. Those being, Feline Infectious Peritonitis (FIP), Feline Panleukopenia Virus (FPV), and Chagas Disease.

Understanding their causes, symptoms, and preventive measures can help cat and dog owners protect their pets and seek timely veterinary care when needed.

Cats are susceptible to various infectious diseases, some of which can be life-threatening. Such as FIP and FPV.

FIP occurs in two forms:

- Wet (Effusive) FIP: Characterized by fluid accumulation in the abdomen or chest, causing difficulty breathing and a swollen belly.
- Dry (Non-Effusive) FIP: Involves organ inflammation, causing neurological symptoms, weight loss, fever, and eye issues.

Diagnosing FIP can be challenging. Tests such as bloodwork, imaging, and fluid analysis are used, and until recently, FIP was considered fatal. But antiviral treatments like GS-441524 have shown promising results in curing the disease. Preventing FIP can be just as challenging. There is no reliable vaccine for FIP, but reducing exposure to feline coronavirus by maintaining cleanliness, minimizing stress, and preventing overcrowding in multi-cat households can lower the risk.



Now let's talk about FPV:

Feline Panleukopenia Virus (FPV), also known as feline distemper, is a highly contagious, deadly virus that attacks rapidly dividing cells. Primarily affecting the intestines, bone marrow, and immune system. It is caused by a parvovirus similar to the one seen in dogs.

Symptoms of FPV include vomiting and severe

diarrhea, fever and lethargy, loss of appetite, dehydration, and sudden death in young kittens.

FPV is diagnosed through blood tests and stool analysis. Because there is no direct cure, treatment focuses on supportive care. Like IV fluids, anti-nausea medications,



and antibiotics to prevent secondary infections.

The best protection against FPV is vaccination. The FVRCP vaccine covers feline viral rhinotracheitis, calicivirus, and panleukopenia. It is essential for all cats and should be given starting at 6–8 weeks of age, followed by booster shots.

Lastly, let's go over Chagas Disease.

Chagas disease is a serious illness caused by the parasite, *Trypanosoma cruzi*, which is transmitted primarily through the bite of infected kissing bugs (Triatominae). Kissing bugs are found in parts of the United States, Mexico, and South America. While we tend to see it more in dogs, cats can also become infected.

Chagas disease has two stages:

- Acute phase: Symptoms include fever, lethargy, swollen lymph nodes, loss of appetite, and heart inflammation (myocarditis).
- Chronic phase: Over time, the disease can lead to serious heart problems, including arrhythmias, heart failure, and sudden death.

Veterinarians diagnose Chagas through blood tests, PCR testing, and heart evaluations. Unfortunately, there is no widely available cure for Chagas disease in pets. Treatment focuses on managing symptoms, such as using medications to support heart function and reducing complications.

Since there is no vaccine, prevention is key.

Keep pets indoors at night when kissing bugs are most active, avoid high-risk areas, seal cracks in homes where insects may enter, and use pet-safe insect repellent.

Our staff works tirelessly treating our cats and dogs for each one of these diseases.

We are seeing miraculous progress in treating FIP, which is commonly fatal.

FPV is normally a 90% death rate, but we are seeing a 70% survival rate.

We are also one of the few shelters in Texas who provide treatment plans, medicines, and testing for Chagas Disease.



*Thank you all for your support as we continue working hard to save these precious, innocent lives.
Have a blossoming Spring!*



From Our House to Yours



Community Wildfire Protection Plan: Enhancing Safety in the Bulverde Spring Branch Emergency Services District

Wildfires pose a significant threat to communities in the wildland-urban interface, making proactive planning essential for safeguarding lives and property. Recognizing this, we have taken critical steps toward developing a comprehensive Community Wildfire Protection Plan (CWPP). This initiative aims to reduce wildfire risks, strengthen emergency response strategies, and build a more prepared community. The following highlights the progress achieved so far.

Proclamation: Formalizing Commitment
BSBES launched the CWPP process with an official proclamation, reaffirming local leadership's dedication to wildfire prevention and mitigation initiatives. This proclamation serves as a foundation for mobilizing resources, fostering partnerships, and raising public awareness about the importance of wildfire preparedness.

Concentrated Community Assessment: Identifying Risks and Needs

A thorough community assessment has been conducted by a selected group of field staff to evaluate wildfire risks within the emergency services district. This assessment included analyzing vegetation patterns and identifying vulnerable areas. The data gathered will guide the development of

targeted mitigation strategies and resource allocation.

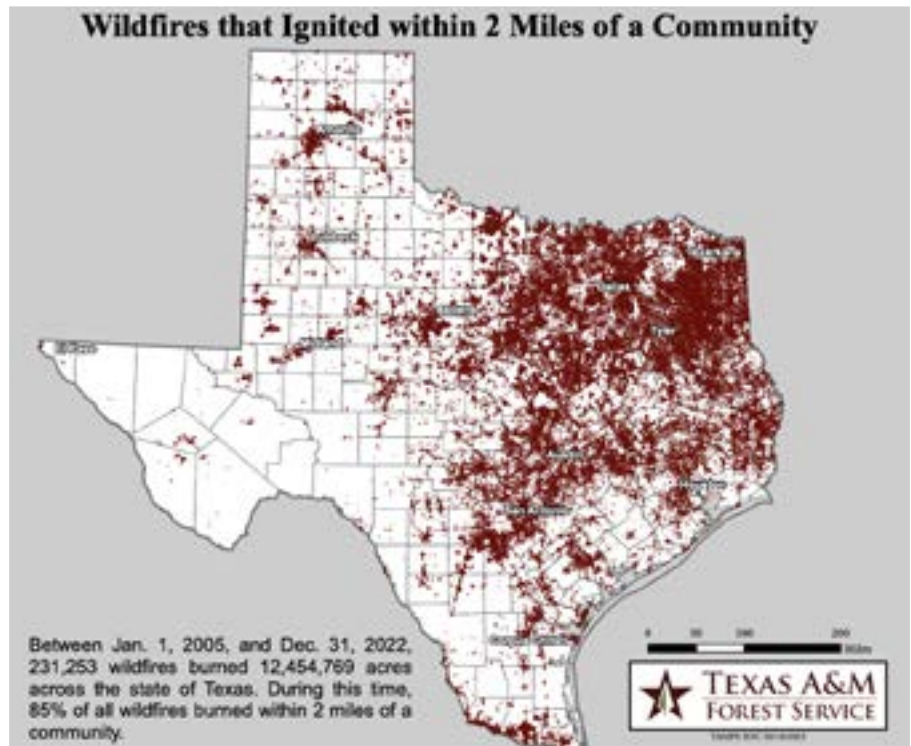
Uploading Information into the Texas A&M Forest Service Database

To ensure statewide collaboration and access to critical wildfire data, we have successfully uploaded assessment findings into the Texas A&M Forest Service (TFS) database. This step enhances situational awareness and facilitates coordinated planning efforts with regional and state wildfire management agencies.

Establishing a Department Workgroup: Strengthening Internal Collaboration

We have formed a dedicated department working group to oversee the CWPP's development and implementation. This working group brings together personnel with expertise in fire suppression, emergency planning, and community outreach, ensuring a well-rounded approach to wildfire mitigation. For details on the program's community outreach, feel free to reach out to our Public Liaison at gwen.pain@bsb911.com.

In Our Next Article: Advancing the CWPP



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Traffic Stop Safety Tips

By Constable Mark Vojvodich,
Bexar County Constables

Here's a refresher in what to do if you are ever stopped by a law enforcement officer. During traffic stops an officer can come across uninsured drivers, drivers with suspended/revoked driver's licenses, drivers impaired by alcohol and/or drugs, people in possession of illegal firearms and drugs, and drivers and passengers with arrest warrants. These are just a few of the reasons why officers are trained to place a great deal of emphasis on their safety until the risk of confrontation or injury is diminished.

- Always carry proper identification: a valid driver's license, proof of vehicle registration and current proof of insurance.
- When being signaled by a police officer to stop, look for the nearest place to position your vehicle as far out of the lane of traffic as possible. Generally, you should always pull to the right side of the roadway or to where the shoulder is wider, unless otherwise directed.
- Roll down your window all the way, so the officer can communicate with you.
- Keep your hands in view, preferably on the steering wheel. Ask your passengers to place their hands in plain view such as on their laps.
- Remain calm and refrain from using your cell phone and/or turn down your vehicle's radio so that the officer can speak with you. If there are passengers, ask them to remain quiet and cooperative with all reasonable requests.
- Answer all questions honestly. Information pertaining to prior arrests or traffic violations is easily verified via the police dispatcher.
- Do not argue with the officer at the roadside. If you disagree with the citation or the officer's actions, discuss it later with the law enforcement agency, an attorney, or the judge.

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A Burden Shared

By Dr. Larry Sunn and Dr. Steven Grainger

We know that limiting our day-to-day water use is challenging. It's a shared challenge—among residents, neighbors, businesses, and your respective water utility. Certainly, a water company wants to provide their customers with all the water they need and want, but drought conditions require that they, too, chip in to protect this precious and dwindling resource.

We RainBees have recently been communicating with the Texas Water Company (TWC) to explore initiatives they have implemented to reduce their own water footprint. We were pleasantly impressed.

First, we learned that, given our sustained drought conditions and recently imposed water restriction stages, only one new construction development project has been approved by TWC for new water allocations in the past year and a half. Newer projects that we see presently under construction were previously approved years ago and many of these developments are entering their pre-approved latter phases of construction.

As TWC contends with persistent drought conditions throughout the region, their customers will often ask what they, themselves, are doing to help conserve water. Just as they ask customers to be mindful of their water usage, and in compliance with TWC's drought contingency plan, the team at TWC continually evaluates their own usage to determine how they can do better. We learned that their efforts go beyond just limiting the water they use; they're implementing practices to reduce, recycle, and reuse water in innovatively different ways.

Harvesting water. TWC has installed rain harvesting cisterns at some of their facilities and have plans to continue to install more cisterns throughout their facilities in both Comal and Kendall counties. In addition to collecting rain, TWC is preparing to collect condensate from their HVAC units. They anticipate being able to collect over 116,000 gallons of reclaimed condensate water annually. While many of you use your collected condensate water for outdoor plant watering, TWC is evaluating reusing the collected rain and condensate to operate toilets and other appropriate non-potable uses.

Recycling and reusing water. A 600-gallon water reclaim system at TWC's Comal County Warehouse facility allows for recycling and reusing the water expended for washing trucks and equipment. The system features a clarifier to remove oils, solids, and contaminants. By separating and removing sludge

and heavy particulates, the system prevents the need for excessive water replenishment. Their system saves an estimated 90,000 gallons of water per year.

Drought-tolerant landscapes. Native, drought-tolerant plants reduce the need for irrigation while still creating a vibrant, beautiful landscape. Fortunately, Texas has a wide variety of native plants suitable for such landscaping. So, the TWC is implementing drought-tolerant landscaping at all their campuses without installing any irrigation systems.

Systemwide efficiency. TWC is installing high-efficiency toilets and urinals as well as aerators on sinks and lavatory faucets to further reduce water their use by up to 20%.

On-demand water heaters. TWC is planning to install point-of-use on-demand water heaters, to save water and energy. While many people associate on-demand water heaters with saving energy since they heat water as it's being used rather than heating an entire storage tank for eventual use, on-demand water heaters also reduce water usage. With traditional tank water heaters, people let the water run while waiting for warm water to come out of the tap, which wastes water. On-demand proximate tankless water heaters reduce water waste by delivering hot water immediately, eliminating the need to wait for hot water from a tank to reach the tap.

If you or your organization would like Dr. Grainger and Dr. Sunn to present any aspect of rain harvesting to your group—from site planning to potable filtration, contact us via the <https://www.rainbees.com/> website. And to learn more about how you can make every drop count, visit <https://www.txwaterco.com/water-conservation>.



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GROW NATIVE!

Spring is the perfect time to make the switch to native Texas plants and xeriscaping. These drought-tough beauties thrive with minimal water while providing year-round color and wildlife habitat.

Scan to view more outdoor conservation tips to help protect our water supply.



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The Buzz from the Garden



(Comal County Gardening Guide; Comal Master Gardener Association)

APRIL'S TO-DO-LIST

VEGETABLES: April is approaching the end of spring planting for most vegetables, so make sure you finish the task. Planting vegetables late makes them susceptible to more pests as the weather gets warmer. Make sure to have a 3- to 4-inch layer of mulch in your vegetable garden to deter weeds and keep the soil from drying out. Use leaves, straw or hay. Monitor your vegetables for aphids, thrips, squash vine borers and stink bugs. They are best controlled when caught early and correctly identified.

FERTILIZER: Vegetables need fertilizer to generate growth after the first fruit sets and every three weeks after. Use a slow-release fertilizer.

HERBS: To be successful, you must have well-drained soil and full sun. A few herbs prefer filtered light, such as onion chives, garlic chives, lemon balm, mints, and parsley.

PERENNIALS: Consider planting phlox, Mexican bush sage, society garlic, Turk's cap, blackfoot daisy, batface cuphea and many other perennials.

ANNUALS: Use a water-soluble complete plant food the first few times you water the recently planted annuals and perennials. Remove dead blossoms from annuals, perennials, and roses to perpetuate blooming.

TREES/SHRUBS: April is prime oak wilt season. Do not prune oak trees now. For shrubs and trees, prune after blooming and



only if needed. Mulch around your trees and shrubs to keep the soil from drying and deter weeds.

FRUIT TREES: If you have not thinned the fruit on your fruit trees, there is still time to thin late season peaches, apples and plums. Thin to one fruit for 4 to 6 inches of stem. Do this to produce large, blemish-free fruit.

ORNAMENTAL GRASSES: Planting ornamental grasses now will allow them to produce their feathery or unique blooms in the fall.

PEST & DISEASES: Webworms and oak leaf-rollers show up in April.

LAWNS: Apply spring fertilizer to your lawn after it has been mowed at least twice. Leave clippings on the lawn if a mulching mower is used. Control weeds before they get out of hand. (Pulling weeds is still one of the best methods for getting rid of them.) More frequent mowing makes your lawn more dense, which makes it harder for weeds to compete.

DID YOU KNOW?

Tomatoes were originally considered poisonous and did not gain acceptance in the US until Colonel Robert Gibbon Johnson ate a basket full of tomatoes on the courthouse steps in Salem, New Jersey on September 26, 1820. The assembled crowd expected to see the Colonel drop dead. When he suffered no ill effects, the tomato was on its way to becoming the most popular vegetable grown by backyard gardeners. Heirloom Seed Catalog

If you or your family are interested in obtaining a plot at the Bulverde Community Garden (for a small donation) please contact the Garden at garden@bulverdetx.gov.



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**B/SB Area Chamber of
Commerce Events Calendar**



**APRIL 4, 2025
BINGO IN BULVERDE**

Presented by PWR Strategies
1st Friday of every month
Doors open at 5:00 pm with Early Bird
Starting at 5:30 pm
Regular games start at 6:30 pm
Sponsored by: Cynthia McGee Team
with Magnolia Realty
Held at the Bulverde Community Center
1747 Ammann Rd, Bulverde, TX 78163

**APRIL 9, 2025
COFFEE WITH THE CHAMBER**

Presented by: S.T.A.G.E. Inc
7:30 am–9:00 am
Sponsor: 7 Eleven
Bulverde Visitor & Event Center

**APRIL 16, 2025
BSB CHAMBER FOUNDATION POWER LUNCH**

Presented by: PWR Strategies
11:30 am–1:00 pm
Sponsors: Cynthia McGee Team with Magnolia Realty
and SJRC Texas Belong
Location Change: Bulverde Activity Center

**APRIL 18, 2025
VETERAN'S NETWORKING BREAKFAST**

Presented by: Noah's Ark Self Storage
7:30 am–9:00 am
Sponsored by: K9 Country Club
Location–Ay Chiwawa! Mexican Café
(All Veterans are Welcome)

**APRIL 19, 2025
COMMUNITY WIDE SHRED DAY**
Presented by: Methodist ER | Bulverde
9:00 am–12:00 pm
Sponsored by: Alamo Heights Dermatology
Location–Bill Brown Elementary School Parking Lot
Chamber Members–up to 20 boxes no cost
Community Members–\$5 a box up to 10 boxes

**APRIL 24, 2025
BUSINESS NETWORKING MIXER**

5:30 pm–7:30 pm
Hosted by: Sage Capital Bank
(Member Only Event)

**APRIL 25, 2025
DEA DRUG TAKE BACK DAY**
Presented by: Methodist ER | Bulverde
10:00 am–2:00 pm
Sponsored by: Guadalupe Blanco River Authority
Location–BSB Fire & EMS Station on Rodeo Dr
and Bulverde Police Headquarters on Heimer Cove

For information on the above events or other
community events, please check out our website at
www.bsbchamber.com or
Follow us on Facebook @BSBChamber

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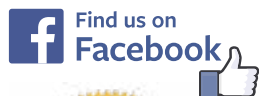
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