

Fossil Springs Ranch

Homeowners Association Newsletter

MARCH 2025

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SPRING INTO COMPLIANCE: WHY ARCHITECTURAL REVIEW MATTERS

With the arrival of warmer weather and longer days, many homeowners are starting to think about those home improvement projects they've been putting off. Spring is the perfect time to refresh your landscaping, add a patio, or finally build that deck you've always dreamed of. But before you grab your tools and start swinging that hammer, remember one crucial step: submitting an architectural review request.

You might be thinking, "Architectural review? Is that really necessary?" The answer is a resounding yes! Submitting your project plans to the Architectural Review Committee (ARC) isn't just a formality; it's a vital part of maintaining our community's beauty and property values and a requirement of every homeowner..

Here's why submitting an architectural review request is so important:

- **Protects Property Values:** Consistent architectural standards help ensure that all home improvements are in line with the overall look and feel of our neighborhood. This consistency protects everyone's investment and helps maintain property values. Imagine if every homeowner could build whatever they wanted without any guidelines – it could quickly lead to a mismatched and less desirable community.
- **Ensures Compliance:** The ARC reviews plans to ensure they comply with our community's covenants and restrictions. This helps avoid potential issues down the road, such as having to redo a project because it violates a rule you weren't aware of. It's much easier and less expensive to get approval upfront than to face costly changes later.

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Meet Your HOA Board of Directors



Your Fossil Springs Ranch HOA BOD

Bob Orrison..... President
Toby Samaniego Vice President
John McKendrick Treasurer
Carlos Villarreal Secretary
Ryan Mainard..... Director (FS)
Luciano Bayardo Director (FSR)

Should you need to contact the HOA Board of Directors, please email fossprin@ciramail.com. Real Manage is the management company contracted by our HOA to handle day-to-day administrative tasks.

Address:

613 NW Loop 410
Ste. 510
San Antonio, TX 78216

Phone:

866-473-2573

2025 HOA CALENDAR OF EVENTS

Semi-Annual HOA Assessments Due.....	July 1, 2025 (late after July 31, 2025)
HOA Board Meeting.....	April 1, 2025
Neighbors Together Party (Formally National Night Out)	October 7, 2025
HOA Annual Meeting.....	October 8, 2025
Community Garage Sale.....	March 8, June 14, September 13
City Brush Pick-up.....	Week of July 28, 2025
City Bulky Item Pick-up.....	Week of April 7, 2025

(Continued from page 1)

- **Promotes Harmony:** Architectural review helps ensure that projects are compatible with neighboring properties. No one wants to have a new structure that blocks their sunlight or drastically alters the character of their street. The ARC process helps foster a harmonious living environment for everyone.
- **Provides Guidance and Support:** The ARC isn't there to make things difficult. They can actually be a valuable resource, offering guidance and suggestions to help you achieve your project goals while staying within community guidelines.

With spring just around the corner, we anticipate a surge in home improvement projects. To avoid any delays or complications, we encourage all homeowners to submit their architectural review requests early. Keep in mind, the Architectural Review Committee has up to 30 days to review each application.

Don't let your spring projects turn into a headache. Take the time to submit your architectural review request – it's a small step that makes a big difference for our community! If you have any questions, or need an Architectural Review Form, please don't hesitate to email the HOA management company at Fossprin@ciramail.com.

ENTRANCE ENHANCEMENT PROJECT UPDATE

The HOA Board of Directors has been diligently reviewing homeowner feedback on the entrance improvement project. We appreciate everyone who shared their thoughts via email and at the entrance improvement meeting. The Board also approved the project plans at that meeting and are now collecting bids from contractors and will review them once all have been received.

Allison Benhayoune
REALTOR®

210-201-7040

AllisonKWsa@gmail.com

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NEW TO THE NEIGHBORHOOD?



Welcome! We're so happy you have chosen to live in this amazing neighborhood. Please take a moment to register on the HOA website at FSRHOA.com, just click "Homeowner/Resident Portal" at the top. Should you need assistance or information don't hesitate to let the HOA know, we are here to help.

Please note if you are planning to do any work on or around the outside of your home an Architectural Review Request application must be submitted no less than 30 days prior to the work start date. The process is easy, simply email fossprin@ciramail.com and request an ACC form to get started.

Information regarding exterior projects can be found in the document titled "Declaration of Covenants, Conditions and Restrictions for Fossil Springs (Ranch)" included with your home's closing documents. A copy of this document may also be requested by emailing fossprin@ciramail.com.

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HELPFUL CONTACTS

FOSSIL SPRINGS RANCH HOA

fossprin@ciramail.com

REAL MANAGE HOA MANAGEMENT COMPANY

866-473-2573

613 NW Loop 410, Ste 510, San Antonio, TX 78216

fossprin@ciramail.com

HOA WEBSITE

FSRHOA.com

HOMEOWNER ACCOUNT WEBSITE

Realmanage.com/homeowner-help-center

SAPD ASSIGNED SAFETY OFFICER

Jonathan Cokerham

jonathan.cokerham@sanantonio.gov

210-207-6087

SAPD NON-EMERGENCY

210-207-7273

SAFD NON-EMERGENCY

210-207-6000

BEXAR COUNTY SHERIFF

210-335-6000

Non-Emergency

BEXAR COUNTY CONSTABLE PRECINCT 2

210-335-4850

CPS ENERGY

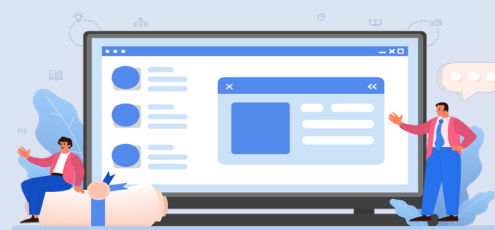
210-353-2222

SAN ANTONIO WATER SYSTEM

210-704-7297

ALL OTHER CITY SERVICES

Dial 311



HOMEOWNER WEBSITE PORTAL

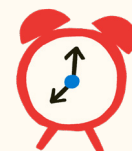
Need to find out how much you owe or make a payment? Want to see HOA financials or recent meeting minutes?

1. Visit RealManage.com
2. Click "Online Portals" at the top
3. Then, click "Homeowner/Resident Portal" from the drop-down menu

DON'T FORGET TO

**SPRING
FORWARD**

SUNDAY, MARCH 9



McManus INS
Insurance Educators

Looking for a Health Insurance Plan?



We have options for Seniors and individuals Under 65 needing a healthcare plan.

Give us a call!

Jimmie and Marissa McManus
210-391-7899
Se habla español

HAVE YOUR SAY ON WHAT'S HAPPENING IN SAN ANTONIO!

Go to SASpeakUp.com to answer surveys and provide your comments and ideas for city projects, initiatives and the City Budget.



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c/o RealManage
613 NW Loop 410, Ste. 510
San Antonio, TX 78216

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D8 COUNCILMEMBER
Manny Pelaez
**CITY COUNCIL
DISTRICT 8**
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Office: (210) 207-0943
Email: council.district8@sanantonio.gov
Social Media: cosa_cd8

EMERGENCY 911
CITY SERVICES HOTLINE 311
STATEWIDE REFERRAL SERVICE 211
SAFD NON-EMERGENCY (210) 207-7744
SAPD NON-EMERGENCY (210) 207-7273
SAPD PRUE SUBSTATION (210) 207-7425
SAPD PRUE SAFFE OFFICERS (210) 207-7169
ANIMAL CARE SERVICES (210) 207-4738
SAWS (210) 704-7297
CPS ENERGY (210) 353-2222

BEXAR COUNTY TAX ASSESSOR-COLLECTOR (210) 335-2251
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- ✓ 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



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