



INSIDE INWOOD

Inwood Homeowners' Association

April / May 2025



BOARD MEETINGS

Board meetings are held usually the third week of each month. Residents are encouraged to attend on ZOOM and may introduce issues/concerns to the Board. Please keep presentations brief (5 minutes). To attend, contact Seberino Regalado, 210-544-1888 or seberino.regalado@associa.us.



Board and Committees

President: Barbara Baldwin
babbaldwin@sbcglobal.net | C: 210-289-0129

Vice President: Joe Saporito
josaporito@gmail.com | C: 210-287-3979

Secretary: Dylan Farmer
dylan.a.farmer@gmail.com | C: 210-535-1683

Treasurer: Michael Fischer
maf88@mac.com | C: 210-240-4096

Board Members:

Donald Root
donaldroot.pe@gmail.com | C: 801-870-4719

Matthew Soileau
matt.soileau@gmail.com | C: 210-400-1241

Nick Scott
nlscoot@coca-cola.com | C: 925-786-0765

Brenda Tiner
btiner2@satx.rr.com | C: 210-415-5798

Kathy Yawn
jyawn777@gmail.com | C: 803-290-2501

Standing Committees

Architectural Control.....Gerry Hagar, ghagar@satx.rr.com
Gate Security SystemMichael Fischer
Restrictions Enforcement.....Seberino Regalado
Landscaping..... Brenda Tiner, btiner2@satx.rr.com
Streets John Luce, jluce@orionpartnersinc.com
Tennis..... Joy Meltzer, joy.meltzer@gmail.com
Swim TeamChad Pomeroy, 210-492-2571
..... Beth Miller, inwoodsharks@gmail
Community Association Manager..... Seberino Regalado,
210-471-2429.....seberino.regalado@associa.us
Assistant Community Manager Kei Bernardo,
.....737-289-7965, kbernardo@associahillcountry.com
Publishing Co..... Neighborhood News, 210-558-3160

Message from the President, Barbara Baldwin

Springtime! No doubt it will be a short spring and we'll soon be enjoying temperatures in the 90's....

Biking and Walking Safety—The Inwood streets are particularly busy during warmer weather. Drivers, please slow down, fully stop at all stop signs and be on the lookout for children and adults. Evening or very early morning walkers or bikers? Please be sure to wear reflective clothing and carry a light.

Garage Sale—The Inwood Garage Sale is scheduled for Saturday June 7th from 9AM-3PM. Adjacent communities (Inwood Forest, Inwood Village, Inwood Hollow) are also planning to host a Garage Sale on June 7th. Residents are reminded to obtain a City of San Antonio Garage Sale permit (\$16) in advance at www.sa.gov, display it on June 7th and inform the Gatehouse of your plans to host a sale.

No Dumpster Day in 2025—We are not sponsoring a Dumpster Day event in 2025. If you have additional waste, please contact Texas Disposal Systems (#844-873-7734)

(Continued on page 3)

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(Continued from page 2)

to schedule your special pick-up. You will receive detailed instructions regarding items that may be disposed of and correct placement of the trash curbside. Each homeowner has (2) special pick-up days each year.

Inwood Celebrates Fiesta on May 2—We will host our annual Fiesta celebration on Friday May 2 from 6-9PM at the Inwood Tennis Courts. Be sure to make plans to attend and enjoy LIVE music, Food and Adult Beverage Trucks, Balloon Artist, Bounce Houses (for the pre-school crowd and older students) and fellowship with your neighbors!

Lawn Clean Up—After the February freeze, many of us are diligently cleaning up our lawns, beds and leaves. This is a friendly reminder that leaves may NOT be blown in storm drains, your neighbors lawn, greenbelts or the Inwood streets. Please collect, bag and remove leaves/dead branch debris. If you employ a lawn service, kindly remind personnel that they may not blow debris in storm drains, streets, greenbelts or neighboring yards. All debris should be collected and removed.

Golf Cart Policy—The Inwood Board approved the Golf Cart Policy in March. The entire policy document is posted in this Newsletter. Please read and follow the new policy for the safety of ALL residents.

Annual Meeting—The Inwood Annual Meeting is scheduled for Thursday June 5th at 6:30PM at the Inwood Pool. Additional details, open Board positions, election information and proxy voting instructions will be mailed to each homeowner. Please plan to attend the meeting.

Contact Information—It is critical Associa has current contact information (name, email, phone number) for all Inwood residents on file. Associa sends messages via email periodically throughout the month (security updates, traffic issues, trash pick-up changes, etc.). Please be certain your information is up to date at Associa. Their phone number is 210-545-1888. The Inwood manager is Sebby Regalado, seberino.regalado@associa.us. The Assistant manager is Kei Bernardo, KBernardo@associahillcountry.us

Town Square—Be sure to log on to Town Square for the latest Inwood news. If you already have an account, you know how convenient it is to locate Inwood information in one place. We post community messages, special event details and other timely information on the site. When in doubt, go to the site and check it out. If you don't have an account, sign up at <https://www.townsq.io>

Looking Ahead—Fiesta event on May 2nd, Annual meeting on June 5th and 4th of July event at the Inwood Pool. Enjoy the warmer weather and I'll see you at Fiesta!

Barbara Baldwin, President—Inwood HOA

Inside Inwood - April / May 2025

INWOOD FIESTA CELEBRATION!

Save the Date! Join us for the Annual Festival Extravaganza!

Date: May 2nd 2025 | 6-9pm | Inwood Tennis Courts
Celebrate the FIESTA with a fun evening of entertainment, delicious food, and community fun! This year's festival will feature:

- Live Music & Performances: Enjoy the talents of the Jerry DeLeon band. Back by popular demand!
- Food Trucks & Vendors: Savor the flavors of fall with a variety of treats. Food, cocktails, beer, wine and non-alcoholic beverages for purchase.
- Games & Activities: Exciting opportunities for kids. Bounce houses and balloon artist.

Bring your family, friends, and neighbors for a delightful evening of connection and celebration! Stay tuned for more details and follow Town Square for more updates as the date approaches.

We can't wait to see you there!

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HELPFUL INFORMATION FOR INWOOD HOMEOWNERS

Architecture Control Committee (ACC) — The Inwood Covenants require homeowners to submit an ACC Approval Form and provide copies of required documents such as surveys, design drawings, material and color samples before starting exterior work, including delivery of materials or equipment. Submit the Form and required documents by emailing to ACC-SA@associa.us or alternatively by mailing to Associa Hill Country, 14100 San Pedro Ave, Suite 602, San Antonio, TX 78232. The ACC has up to 30 days to review and act upon submissions starting when a complete Form and documents have been received and acknowledged to the homeowner in writing. ACC approval is required for any exterior changes to your property, visible from the street or not, including painting, replacing windows, doors or roofs, landscaping, lighting, fences, pools, spas, playscapes, outdoor kitchens, and patio covers. Each Unit has specific setbacks from property lines and prohibit any structure from being placed within a setback or easement. Approval is required for the temporary placement of dumpsters, portable restrooms, construction trailers, equipment, and materials. Forms are available on Town Square, from our Assistant Community Manager, or from the Inwood Guard House.

Critical documents are posted on Town Square, including the Covenants for each Unit and ACC Guidelines, so that homeowners can review the requirements prior to planning and designing a project. Getting government permits doesn't replace the need for ACC approval, and vice versa. If you have questions about Covenant requirements or the ACC approval process, contact our Community Manager or the ACC Chair, Gerry Hagar (ghagar@satx.rrr.com). Bottom line—please do not initiate or schedule a project or equipment or materials delivery until you receive ACC written approval and a placard to display so that it is visible from the street.

Assessments — HOA assessments are due quarterly within 30 days from the first day of each calendar quarter. Payment options include mailing a check, using Town Sq for credit card payments (with a service charge), or direct debit (no service charge). Register for direct debit by downloading and completing the form on Town Sq or contacting the Assistant Community Manager. Late

assessments (over 60 days) may incur a 10% per annum interest charge and may lead to other collections actions as described in the Collections Policy.

Community Manager – Associa Hill Country provides management services to the Inwood HOA, including billing, collections, maintaining homeowner accounts, coordinating vendors for repairs and intake of ACC submissions. Seberino Regalado is our Community Manager (210-471-2429 or seberino.regalado@associa.us) and Kei Bernardo is our Assistant Community Manager (737-289-7965 or KBernardo@associahillcountry.com). Please contact them with requests, questions about the HOA, your account or to report maintenance issues.

Golf Carts – Golf carts must be registered with the HOA by providing proof of liability insurance and other information. A decal will be provided for display on the golf cart. Golf carts are required to be equipped with the following minimum items: headlamps, tail lamps, reflectors, parking brake, and mirror. Drivers are required to have a valid driver's license, comply with traffic laws and Inwood speed limits, and cannot operate vehicles on sidewalks, in bike lanes, or greenbelts.

Homeowner Contact Info – HOA policy requires homeowners to maintain current contact info such as email or alternative mailing address and phone numbers with Associa. Please contact our Assistant Community Manager to update your info. Homeowners can request that this information not be published in the Inwood Directory.

Landscape Maintenance – The Inwood Covenants require homeowners to maintain lawns and plants

(Continued on page 5)

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656-8507

(Continued from page 4)

in good condition and replace dead vegetation. The foundation of homes must be screened by plants and air conditioning, pool or other equipment that is visible from the street must be screened with plants or fencing. Associa performs weekly inspection drives through the community and will notify you in writing if there are violations that must be remedied to avoid fines or suspension of access through the Resident gate.

Parking Restrictions – RVs, boats, and trailers cannot be parked or stored for more than 24 hours unless within an enclosed structure or screened from view. Violations may result in fines up to \$50 per day. Limited exceptions may be granted in hardship situations.

Security – Inwood is a restricted access community, and the Inwood Guard House is manned by an armed security guard 24 hours a day. The security guards cannot respond to homeowner emergencies. Do not call the Guard House in the event of an emergency. Call 911 for emergency services. City of San Antonio Police, Fire, EMS and Animal Care Services respond to emergencies or incidents in Inwood.

Visitors must be authorized by a homeowner and show a valid driver's license and proof of insurance for the guards to grant access. Guards will deny access to construction deliveries without ACC Approval on file. A homeowner can register visitors by using the TEKControl Visitor Management app (available on the Google or Apple App Stores), emailing the Guard House at [inwoodgate@sbcglobal.net](mailto:sbcglobal.net) or calling at (210) 493-3177. We strongly encourage homeowners to use the TEKControl app to reduce the volume of phone calls and emails to the Guard House.

Tennis Courts – Reservations for tennis and pickleball courts are made on the Reserve My Court app (available on the Apple or Google App Stores). To register, fill out an application and choose Inwood Tennis Courts. Joy Meltzer (joy.meltzer@gmail.com), an Inwood resident that oversees the tennis courts, will review and approve the application. Cancel reservations, including a recurring reservation, that you cannot use, so that other residents may use the court. Reservations not claimed within 15 minutes of the start time are forfeited. Pickleball players, please return the pickleball nets to the side of the court and lock the wheels.

Trash and Recycling – Texas Disposal Systems provides trash and recycling containers with weekly pick-ups on Mondays (except holidays). Up to three trash bags can be placed at the curb. You can request two complimentary bulky item pickups per year for your residence location. Contact TDS Residential Customer Care at (800) 375-8375 for scheduling, container replacement, or service questions.

Town Sq – Associa and the Board use Town Sq to make important announcements to homeowners and post significant documents, like Unit Covenants, Board meeting agendas and minutes, financial reports, policies, forms and much more. Homeowners can make requests or ask questions. The Board strongly encourages each homeowner to join Town Sq. Contact our Assistant Community Manager for help registering for Town Sq or for questions about using it.

Tree Trimming – To protect our valuable trees and prevent oak wilt, trimming oak trees is prohibited from February 1st to June 30th, in line with the City of San Antonio ordinance. The canopy height over streets and sidewalks has been raised to 20 feet to prevent damage from large trucks. Please ensure your tree trimmer complies with this requirement.

TEEN SERVICES DIRECTORY

Name	Age	Contact	Baby Sit	Pet Sit/ Walk	House/ Plant Care	Other
Marissa Buchek	15	210-355-0964	x			Collect mail
Camille DeLozier	13	210-617-8872	x	x	x	Collect mail
Elise DeLozier	15	210-617-8872	x	x	x	Collect mail
Bryce Dodge	17	210-273-0855	x	x	x	Collect mail
Lucas Espejo	12	210-363-6583			x	Collect mail
Kyra Ferguson	15	210-279-3704		x		
Chase Foley	11	210-391-9119		x	x	Collect mail
Kendall Foley	13	210-391-9119		x	x	Collect mail
Macy Miller	14	210-632-6915	x	x	x	
Avery Wilson	16	210-758-2355	x	x	x	Collect mail
Harper Wilson	13	210-882-6134		x	x	Collect mail

Classified advertising is a free service to residents of Inwood (teen services and for sale type items only). To add, remove or edit an ad, please send it to editorial@neighborhoodnews.com.

INWOOD HOA GOLF CART POLICY

The Board of Directors of the Inwood Planned Unit Development Homeowners Association (the "Association"), located at W. Bitters Rd at Rogers Wood, San Antonio, Texas, 78248, hereby enter into this Golf Cart Policy (the "Policy"), under which the Association hereby establishes the following rules for the driving of golf carts on the streets of Inwood:

1. Golf cart drivers must possess a valid Texas or other state's valid driver's license to drive a cart on any street within Inwood.
2. Regardless of who is driving a golf cart on the streets of Inwood, the owners of property in Inwood at whose home the golf cart is housed or garaged ("Homeowners") will be held legally responsible for any activities involving such golf cart. Accordingly,
3. Homeowners must provide proof of liability insurance coverage for any golf cart garaged at their home if such a golf cart will or may be driven on any street in Inwood.
4. Homeowners must register their golf carts with the HOA, by sending the following information to Associa Hill Country, 14100 San Pedro Avenue, Suite 602, San Antonio, TX 78232 (Associa is the managing agent for the Inwood HOA):
 - a) The homeowner's name and address, make, model and color of the golf cart; and
 - b) A copy of their liability insurance policy that covers the golf cart; and
 - c) Vehicle Identification number (VIN) or serial number
4. Golf carts may be used for transportation, but must be parked in a garage or a driveway when not in use, and not on any Inwood street.
5. No more people are permitted in a golf cart than the number of seats provided in the cart.
6. All golf cart drivers must obey all Texas vehicle traffic laws, including all traffic signs within Inwood. Specifically, this means golf carts may not be driven on sidewalks or on the grass of any common area within Inwood, may not be driven faster than 25 miles per hour on Sanctuary Drive, and not faster than 20 miles per hour on any other street within Inwood.
7. Per Texas DMV, golf carts must have the following minimum equipment: headlamps, tail lamps, reflectors, parking brake, and mirror.
8. After the registration information is received by Associa, golf cart owners will be sent an Inwood decal that must be displayed on the upper left corner (driver's side) of the windshield noting that the golf cart has been registered with the HOA.

This Policy is established to ensure safety on the streets of Inwood. Violations of this Policy shall result in the suspension of the right of such violating driver to operate a golf cart in Inwood for a period of thirty (30) days for the first offense. A second violation and any later violations of this Policy by said golf cart driver shall result in the RFID tags of all vehicles that are authorized in Inwood for the Homeowner of the residence at which such golf cart is garaged, being deactivated immediately for thirty (30) days, and such violating golf cart driver and such other authorized Homeowner drivers at that residence will be required to enter Inwood through the guard gate during that thirty (30) day period. Approved and effective on this date by the Inwood Planned Unit Development Homeowners Association Board of Directors.

March 25, 2025

SIGNED _____ Barbara Baldwin, President INWOOD HOMEOWNERS ASSOCIATION, INC.

A Texas Non-Profit Corporation

By: SIGNED _____ Barbara Baldwin, President



JASON GLAST FEBRUARY SALES ON AND OFF THE MARKET

PRIVATE SALES



PUBLIC SALES



INWOOD RESIDENT & REAL ESTATE EXPERT

In the past two years, Jason Glast, an Inwood resident since 2013, sold 11 homes in the neighborhood including three that never made it out to the public. No other Realtor has sold more than two. His average price per square foot sale (\$282) is 26% higher than other sales in the neighborhood. If you are interested in buying or selling in Inwood, doesn't it make sense to talk to someone who's clearly invested in homes selling for top dollar and often knows of properties coming soon to the market?

"As an Inwood resident and local expert, I am here to answer any questions you may have. If I can ever be a resource for you, please don't hesitate to reach out."



JASON GLAST
REALTOR® | Attorney

C 210.386.1833
jglast@phyllisbrowning.com
JASONGLAST.COM

LANDSCAPING UPDATE

The Landscaping Committee decided to resume the landscaping project for the common areas now that the uncertainty about SAWS watering restrictions has been resolved. The Committee started meeting in January to plan the scope for this Spring's projects. Thanks to John Troy, a resident and well known landscape architect and former President of the San Antonio Botanical Gardens, volunteered his time to provide valuable advice. We chose Schultz & Co Landscapes due to their proven expertise and quality work on refreshing the Entrance landscaping last Fall. This Spring, the Committee has planned several projects, including:

- Renovating the sprinkler system and installing new sprinkler heads in the Rogers Wood median. This should ensure more even coverage and reduced runoff.
- Opting to hydroseed the Rogers Wood median instead of laying sod due to the much higher cost of sod and the inability to secure a variance from SAWS to adequately water the sod during its establishment period. Hydroseed needs much less water to establish.
- Improving the landscaping around the Tennis Courts and beds along Rogers Wood at Aspen Creek, Inwood Bluff, and Sanctuary.
- Renovating the beds in the Sanctuary area, including Hearthwood, Vintage Oaks, Sugar Wood, Camden Oaks, Birnam Oaks, Wayward Oaks, Charterwood, and Lost Timbers.

The project starting in late March will take about a month to complete. The remaining beds and other areas in the neighborhood and the landscaping along Park Deville will be addressed next year. Contact Brenda Tiner if you have any questions.

Hello Neighbor!

PARISA TYLER

Your Local Neighborhood Agent

I'd love to speak with you about your real estate needs. Reach out if you are ready to buy or sell or both!

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PARISA TYLER
REALTOR®
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ptyler@homecity.com
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MEASLES



is **highly contagious** and spreads through the air when an infected person **coughs or sneezes**.



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Hello friends,

I'm Steve Baker, former resident of Inwood (for 10 years) and current resident of The Forest of Inwood (for over 20 years).

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Thanks, Steve



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HIGHLIGHTS FROM YOUR ACC

Spring is upon us and many of us will turn our attention to our yards and the exterior of our homes. Just a reminder that any changes/improvements to the exterior of your home or to the lot upon which it sits requires the submission of an application to the ACC.

The committee continues to process hundreds of applications a year, which we view as a very good thing. It demonstrates that we all are continuing to maintain and even improve our homes.

There are a couple of recurring questions that the Committee and/or our management company, Associa, have responded to which we would like to clear up. One is whether changes/improvements to the back yard require an application? Another is "If I'm just replacing what I already have do I need to submit an application"? The answer to both inquiries is Yes.

The Committee's purpose in requiring these applications is to ensure that your changes/improvements maintain the harmony of design and esthetics throughout the neighborhood to preserve and even enhance the value of one of our most valuable assets. It is also important for the purpose of maintaining positive neighbor relations.

One more thing. The documents of the HOA allow 30 days for the processing of ACC applications. The Committee generally processes minor applications in just a few days and even more complicated applications rarely take more than a few weeks. However, according to policy the Committee has 30 days. So please be patient if you submit an application and expect a response the same or the next day. Even simple projects take some administrative time to process. As much notice as you can give the Committee will likely reduce the amount of frustration you experience.

REMINDERS

Time to Vote in the San Antonio Mayor and City Council Election! Early voting April 22-April 29. May 3 is Election Day - VOTE!

INWOOD ANNUAL MEETING
Thursday June 5th
6:30 pm at the pool

HOW TO STAY SAFE WHEN A WILDFIRE THREATENS



Sign up for your community's warning system. The Emergency Alert System (EAS) and National Oceanic and Atmospheric Administration (NOAA) Weather Radio also provide emergency alerts.

Know your community's evacuation routes and find several ways to leave the area. Drive the evacuation routes and find shelter locations. Have a plan for pets and livestock.

Gather emergency supplies, including N95 respirator masks that filter out particles in the air you breathe. Keep in mind each person's specific needs, including medication. Don't forget the needs of pets.

Keep important documents in a fireproof safe. Create password-protected digital copies.

Use fire-resistant materials to build, renovate, or make repairs.

Find an outdoor water source with a hose that can reach any area of your property.

Create a fire-resistant zone that is free of leaves, debris, or flammable materials for at least 30 feet from your home.

Review insurance coverage to make sure it is enough to replace your property.

Take an Active Role in Your Safety

Go to [Ready.gov/wildfires](https://www.ready.gov/wildfires). Download the **FEMA app** to get more information about preparing for a wildfire.



Evacuate. Leave immediately if authorities tell you to do so.

If trapped, call 9-1-1 and give your location, but be aware that emergency response could be delayed or impossible. Turn on lights to help people find you.

Listen to EAS, NOAA Weather Radio, or local alerting systems for current emergency information and instructions.

Use an N95 masks to keep particles out of the air you breathe.

Listen to authorities to find out if it is safe to return and whether water is safe to drink.

Avoid hot ash, charred trees, smoldering debris, and live embers. The ground may contain heat pockets that can burn you or spark another fire. Consider the danger to pets and livestock walking the ground.

Send text messages or use social media to reach out to family and friends. Phone systems are often busy following a disaster. Make calls only in emergencies.

Document property damage with photographs. Conduct an inventory and contact your insurance company for assistance.

CORNER OF RIDDLES

A. I HAVE NO EYES, YET ONCE I DID SEE. I ONCE HAD THOUGHTS. BUT NOW I'M EMPTY. WHAT AM I?

B. THE MORE YOU FEED ME, THE BIGGER I GROW. BUT GIVE ME A DRINK, AND MY LIFE I FORGO. WHAT AM I?

a. a skull
b. fire

ALERT TO ALL INWOOD RESIDENTS RE COSA TRAFFIC LIGHT PLAN

The City of San Antonio (COSA) “District 9 Traffic and Mobility Improvements (Bitters Road)” plan dated February 27, 2025 describing the city’s intent to install traffic signal lights at the intersection of Bitters and Ashton Village/Cutter Green and intersection of Bitters and Rogers Wood/Inwood Cove (Inwood/Inwood Forest) was sent to Inwood homeowners on February 28, 2025.

Here’s some background—A public meeting was held in October 2023, a resident survey was released by COSA and Inwood/Inwood Forest homeowners were very clear—leave the stop signs in-place. The overwhelming majority of homeowners do not want traffic signal lights or a traffic circle. The plan announced in 2024 by COSA Public Works (for Bitters and Inwood/Inwood Forest) was to leave the stop signs in-place and add blinking red lights around the sign.

COSA Public Works changed course early this year and are now planning to move ahead with traffic signal lights at the Inwood/Inwood Forest intersection. The original opposition points remain the same: the current 4 way stop works well. It does not hinder the fire station response, a light will cause unnecessary delays both into and out of the neighborhood, and the city’s encroachment by installing the arms will irretrievably alter the neighborhood entrance.

If you are opposed to the city’s present plan to install traffic signal lights at the Inwood/Inwood Forest intersection, please call or email the following public officials:

City of San Antonio Public Works Capital Projects Officer: Danielle Monroe

Danielle.Monroe@sanantonio.gov
210-207-4577

District 9 Councilman John Courage

District9@sanantonio.gov
210-207-0955

City of San Antonio complaints

311 | 210-207-6000

Mayor Ron Nirenberg

P.O. Box 839966
San Antonio, TX 78283
Mayor.RonNirenberg@sanantonio.gov
210-207-7107



Keep a selfie of you and your pet in your emergency kit to prove ownership.

#BeInformed

Ready 

Useful San Antonio Numbers

Animal Control.....	210-737-1442
City Clerk	210-207-7253
City Code Compliance	210-207-7230
City Public Service.....	210-978-2000
CPS (Gas/Electric Trouble)	210-353-4357
District 9 City Councilman John Courage...	210-207-0955
Inwood Gate House	210-493-3177
Library	210-207-2500
Mayor’s Office.....	210-207-7060
Parks and Recreation.....	210-207-8480
Planning Office.....	210-207-7860
Public Information.....	210-207-7235
San Antonio Water System.....	210-704-7297
Tax Office	210-207-8680
Senior Citizens Services.....	210-207-7160



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c/o Associa Hill Country
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