

The MOUNTAIN LODGE Echo



OFFICIAL NEWSLETTER OF THE MOUNTAIN LODGE HOMEOWNER'S ASSOCIATION

PUBLISHED BY NEIGHBORHOOD NEWS, INC.



Message from the Board

Dear Residents,

As we enjoy the height of summer, I hope you are all taking advantage of the beautiful weather and our community's wonderful amenities. In this edition, I want to share important announcements about the upcoming **HOA Board nominations** and our exciting **1st Annual Community Back to School Party**.

CALL FOR HOA BOARD NOMINATIONS:

Our community thrives on active participation and leadership from residents like you. We are calling for nominations to serve on the HOA Board. If you are interested in playing a key role in shaping our community's future, we encourage you to submit your nomination. The nomination period runs from **July 8th through July 26th**. Serving on the board is a rewarding experience that allows you to contribute to decision-making processes and ensure our neighborhood remains a great place to live. If you or someone you know is interested, please submit your nomination by contacting our property manager, Alyssa at 210-561-0606

1ST ANNUAL COMMUNITY BACK TO SCHOOL PARTY

We are thrilled to announce our **1st Annual Community Back to School Party**, which will take place on **Saturday, August 10th**, at the Misty Peak Pool. The event will run from 12:00 PM to 3:00 PM and promises to be a fun-filled day for all ages.



Highlights of the event include:

- **Invited Special Guests:** We are honored to welcome leaders from the Northeast Independent School District (NEISD) who will join us for a meet and greet.
- **Local Merchants:** Meet and support local businesses that will be showcasing their products and services.
- **Cool Treats:** Enjoy refreshing treats for both kids and adults, perfect for a hot summer day.
- **Free Raffle:** Homeowners will have the chance to participate in a free raffle with exciting prizes.
- **Meet the HOA Board:** This is a fantastic opportunity to meet your current HOA Board members as well as the board candidates who will be running in the upcoming annual meeting on August 21st.

This event is a wonderful opportunity for us to come together as a community, celebrate the start of a new school year, and get to know one another better. We look forward to seeing you!

Thank you for your continued cooperation and involvement in our community. Let's make this summer safe, enjoyable, and memorable for everyone.

- Allen Shreffler - President, Mountain Lodge HOA

HOME SECURITY INSPECTIONS

The Homeowners Insurance Reduction Program is intended to help homeowners reduce their insurance premiums by qualifying for a Texas Home Security Credit. Any homeowner may request a homeowner's Security Credit Inspection of their residence by contacting the Bexar County Sheriff's Crime Prevention Unit. A Crime Prevention Specialist will perform a security evaluation. Credits are available for new and existing homeowner policies. Depending upon your insurance carrier, the maximum credit allowed is 20%. If you qualify, you will receive a Premium Reduction Certificate renewable every three (3) years. There are two home credits that a homeowner can qualify for, a 5% credit and a 15% credit.

If you have any questions regarding home inspections please contact **Crime Prevention Unit** at 210-335-6492.

Home Security Request Form: <https://www.bexar.org/FormCenter/Sheriffs-Office-Forms-8/Crime-Prevention-Home-Inspection-Request-65>

More Details: <https://www.bexar.org/726/Home-Security-Inspections>

Mark Your Calendar!

UPCOMING EVENTS!



For more information, please see articles inside this newsletter or check the calendar on **MountainLodgeHOA.com!**

JUNE 20..... FIRST DAY OF SUMMER

JULY 4 INDEPENDENCE DAY

AUG 9-11 TAX FREE WEEKEND

MOUNTAIN LODGE HOA

BOARD OF DIRECTORS

President	Allen Shreffler
Vice President.....	Rosie Franks
Secretary	Karl Mounts
Treasurer	Carolyn Craven
Director	Ron Fennell
Director	Adam Acosta
Director	Miguel Saldana

COMMITTEE CHAIRS

Social Committee.....	Cherie Larsen, Melissa Orosco, Celia Zou, Co-Chairs
Swim Team	Matt Weber
ACC.....	Mathew (Don) Dionisi, Chair Chris Williams, David Barnd
Firewise	Miguel Saldana, Chair Solmaz Aydin, Lorelei Evans, Justin Morgan
Parking	Ron Fennell

WEBSITE

www.mountainlodgehoa.com

NEWSLETTER INFORMATION

Editor: Karly Mounts

Publisher: Neighborhood News, Inc.

210-558-3160

info@neighborhoodnews.com

www.neighborhoodnews.com

MANAGEMENT COMPANY

Diamond Association Management & Consulting

210-561-0606

Alyssa Jimenez, Alyssa@damctx.com

New HOA Restated Pet Policy Summary



Adoption and Effective Date The updated Pet Policy for the Mountain Lodge Homeowners Association (281 East Homeowners Association) was adopted on June 28th, 2024, and will become effective upon filing with Bexar County's Official Public Records.

Purpose The policy promotes responsible pet ownership, ensuring the health, safety, and enjoyment of residents and guests, and maintaining the integrity of common areas and private lots within the subdivision.

Key Points

1. Permitted Animals

- Only domestic pets such as dogs and cats are allowed.
- Livestock, poultry, reptiles, and other wild or exotic animals are prohibited.
- No more than four dogs and/or cats may be kept per household.

2. Microchipping and Vaccination

- All dogs and cats should be microchipped and vaccinated against rabies, with records provided upon request under specific circumstances.

3. Restraint and Control

- Pets must be kept on a leash or within a secure enclosure when outside.
- Pets should not roam freely in the subdivision or common areas.
- Unrestrained pets may be reported to local animal control authorities.

4. Waste Management

- Pet owners must promptly clean up pet waste on all properties and common areas.

5. Behavioral Expectations

- Pets must not create excessive noise or become a nuisance.
- Pets that endanger others or cause property damage may be removed from the subdivision at the owner's expense after repeated violations.

6. Penalties for Violations

- Owners will receive a warning and the opportunity to correct any violation.
- Persistent violations may result in fines, suspension of common area privileges, or pet removal.
- Non-owner violations will be attributed to the associated property owner.

7. Enforcement and Legal Action

- Legal fees for enforcement actions will be charged to the violating owner's account.

Reporting Violations Residents should report any violations of the Pet Policy to Alysa, alyssa@damctx.com

For complete details and definitions, refer to the full Pet Policy document found on the HOA's website (<https://engage.goenumerate.com/s/mountainlodgehoa/index.php>)

Go Green

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- 1) Visit www.NeighborhoodNews.com
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WHAT WILL CHANGE? NOTHING! You will begin receiving your newsletter by email on the next publication. We'll be sure to remove your address from the mailing list while you enjoy your digital copy.

Neighborhood News is pleased to be offering this free service!
Questions: Feel free to contact us at (210) 558-3160 or info@neighborhoodnews.com





RECREATIONAL AREAS, WATER SAFETY AND POOL RULES

Our recreational areas are a favorite gathering spot during the hot summer months. We would like to provide a few reminders that will help ensure they remain a safe and enjoyable place for all residents:

Key reminders include:

- 1. Supervision:** Children should always be supervised by an adult while at the pool. Swim at your own risk, NO Lifeguards are present.
- 2. Posted Rules:** Familiarize yourself with and follow all posted rules. These rules are designed to prevent accidents and maintain a clean, safe environment.
- 3. No Running:** The pool deck can be slippery, and running can lead to serious injuries.

4. Uneven Surfaces: Be observant and exercise caution as there are uneven surfaces.

5. Proper Attire: Swimwear should be appropriate and designed for pool use. Diapers should be specifically made for swimming to prevent contamination.

6. No Diving: Diving is prohibited.

7. Respectful Behavior: Please be considerate of others using the playground, basketball court and pool areas, including keeping noise levels at a reasonable volume and cleaning up after yourself.

8. Hours: SUN-THR 5:00am-9:00pm; FRI/SAT 5:00am-10:00pm

One final reminder, this will be the second year we do not have pool attendants. In lieu of pool attendants, we have again engaged with security personnel who will patrol each pavilion/pool several days per week, in addition to live camera surveillance. Their presence helped provide a more comfortable environment for all residents and guests.

Thank you for your attention to these important matters. Together, we can maintain a safe, welcoming, and pleasant community for all residents. If you have any questions or need further clarification on the rules, please do not hesitate to contact Alyssa Jimenez at Alyssa@damctx.com.

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IMPORTANT NUMBERS

EMERGENCY

Fire.....	911
Ambulance.....	911
Sheriff.....	911
Poison Control.....	1-800-222-1222

OTHER SERVICES

Sheriff Dept. (non-emergency)	210-335-6000
Texas One Call (call 48 hrs before digging).....	1-800-545-6005
Bexar County: Animal Control (stray animals, etc.).....	210-207-6000
Household Hazardous Waste Pickup	1-800-449-7587

UTILITIES

SAWS (water)	210-704-7297
Republic Services (trash pickup/dead animal pickup).....	210-304-2700
CPS Energy (gas & electric) Customer Service.....	210-353-2222
Trouble.....	210-353-4357

SCHOOLS

Johnson High School (Jaguars).....	210-356-0400
www.neisd.net/johnson/	
Reagan High School (Rattlers)	210-482-2200
www.neisd.net/reagan/	
Bush Middle School (Bulldogs)	210-491-8450
www.neisd.net/bush/	
Tejeda Middle School (Timberwolves)	210-482-2260
www.neisd.net/tejeda/	
Tuscany Heights Elementary (Tigers).....	210-482-2218 or 210-482-2219
www.neisd.net/tuscany	

Helpful Contacts for Mountain Lodge Residents:

Website and E-blast Delivery System, Online Parking
Pass Request, ACC Request Forms, Reporting of Gate

Issues:.....www.MountainLodgeHOA.com

Resale Questions: resales@damctx.com

ACC Request Form Submission: acc@damctx.com

Gate Access Questions:

.....accesscontrol@damctx.com

Collections/Assessment Questions:

.....Venessa@damctx.com

Pavilion Reservations Questions:

.....reservations@damctx.com

All Other Questions:.....Alyssa Jimenez, Property
Manager alyssa@damctx.com

By My Observation


By Dave L.


Summer has arrived, and according to popular culture and advertisements, it is officially BBQ season. By that standard, I must be an outlier since barbecue season is year-round in my household. At least one night a week, din din is prepared on the wood-burning grill outside. Having been employed as a cook in several restaurants while in college, cooking has remained one of my favorite activities. And for me, cooking outside is even more fun than cooking inside. A couple of times a year we will declare a smoker day, and smoke brisket, ribs, chicken, pork belly, and whatever else I can find in the fridge or in the traps down by the creek. Without attempting to portray myself as haughty, I am very good at the art of barbecue. The other day, my friend and I were enjoying a few adult beverages and he suggested that we roast a pig. Of course, I was all for it and immediately threw myself into planning and research. In my years of cooking and grilling and smoking, I had never roasted a whole pig. My going in assumption was "what could possibly go wrong?" To be honest, that going in assumption has gotten me into a lot of trouble in the past, but evidently I'm a slow learner. The first thing I had to do was find out where to obtain the swine. I found a butcher located very close to the house I grew up in, and I called and chatted with the proprietor and ordered the pig. So far so good. My co-conspirator was in charge of obtaining the box in which to roast the pig. He came through. So now, we had a pig on order, a box to roast it, and my vague understanding of how to actually cook said pig. The day before the festivities, I went and picked up the pig. The butcher was even jollier in person and after a lengthy banter about cooking techniques in general, he gifted me a pound of ground sausage and a pound of chorizo, both of his creation. The next day, we went to my friend's house and got started. First, the pig was relatively small at thirty-five pounds, but even though was still a two-person job. I cleaned and dried the pig, seasoned and injected, and then we put the animal into the rack and secured it. Then, we placed the pig inside the box, but the lid on and then dumped charcoal on the top on the box. Over the course of four hours, we went through about forty-five pounds of charcoal. At the end of four hours, we took the pig out, turned it over and gave it another half hour. And then the pig was done. I must say that for our first time, the pig was fantastic. I'd like to say that I drew on my years of experience and that's what made it so good. But in actuality, roasting a pig is one of the easiest types of outdoor cooking I've ever done. I mean, the instructions are literally written on the outside of the roasting box. Still, I give us credit for how it came out, and the peeps were definitely in favor. This is looking like an annual event.




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SENIOR PARADE!

Gardening Tips for August and September in San Antonio, Texas



As the intense summer heat begins to wane and the promise of cooler days looms, August and September mark a transitional period for gardeners in San Antonio, Texas. These months present unique opportunities for revitalizing your garden and preparing for the mild fall season.

Here are some essential tips and suggestions to help your garden thrive during this time:

- 1. Transitioning Your Garden:** August is an excellent time to start transitioning your garden from summer to fall. Begin by removing spent summer annuals and vegetables that are past their prime. This will free up space and reduce competition for resources as you introduce new plants.
- 2. Plant Fall Vegetables:** Late August and early September are ideal for planting fall vegetables. Consider cool-season crops such as broccoli, cauliflower, kale, carrots, and beets. These vegetables will thrive in the cooler temperatures and shorter days of the fall.
- 3. Water Management:** Continue to water your garden deeply and infrequently to encourage strong root systems. As temperatures start to drop in September, you may reduce the frequency slightly. Be mindful of the local watering restrictions and adjust your schedule accordingly.
- 4. Mulch and Compost:** Refresh your mulch layers to help retain soil moisture and regulate temperature. Adding a layer of compost to your garden beds can also enrich the soil with essential nutrients, promoting healthy plant growth during the fall.
- 5. Pruning and Deadheading:** Prune dead or overgrown branches from trees and shrubs to improve air circulation and reduce disease risk. Deadheading spent flowers encourages new blooms and maintains a tidy appearance in your garden.
- 6. Pest and Disease Control:** Stay vigilant for pests and diseases that may persist into late summer. Regularly inspect your plants for signs of trouble and address issues promptly using organic or chemical treatments as necessary.
- 7. Prepare Your Lawn:** Aerate your lawn in late August or early September to alleviate soil compaction and improve water

penetration. Follow up with overseeding to fill in bare spots and promote a dense, healthy turf.

8. Plan for Fall Flowers: Start planning and planting fall-blooming flowers such as mums, asters, and pansies. These plants will add vibrant colors to your garden and keep it looking lively well into the cooler months.

9. Consider Native Plants: Incorporate native plants into your garden for improved resilience and reduced maintenance. Native species are well-adapted to the local climate and can thrive with minimal intervention.

10. Garden Clean-Up: As the season progresses, maintain your garden by regularly cleaning up fallen leaves and debris. This helps prevent the spread of diseases and keeps your garden looking neat.

By following these tips and staying proactive, you can ensure your garden remains beautiful and productive during the transitional months of August and September in San Antonio. Embrace the change of seasons and enjoy the rewards of a well-tended garden as you move from the heat of summer into the refreshing days of fall. Happy gardening!

Motorized and Electrical Vehicles on HOA Roads

Our neighborhood has seen a rise in the use of motorized and electrical vehicles such as golf carts, scooters, and e-bikes. While these vehicles offer convenience and fun, it's imperative that we use them responsibly and in accordance with both state laws and our HOA policies. Here are some essential guidelines:

- 1. Compliance with State Laws:** Ensure all motorized and electrical vehicles are street-legal and properly registered as per state requirements. This includes having appropriate lighting, reflectors, and other necessary safety features.
- 2. Speed Limits:** 20 mph for electric/motorized unlicensed vehicles within our community. This speed limit is established to protect pedestrians, especially children, and ensure safe driving conditions.
- 3. Licensing and Age Restrictions:** Operators must have a valid driver's license where required and adhere to any age restrictions for specific vehicles.
- 4. Safety Gear:** Always wear helmets and other safety gear, particularly for younger riders.
- 5. Respect for Pedestrians and Other Vehicles:** Yield to pedestrians and be considerate of other drivers. Use designated paths when available and avoid riding on sidewalks.

Following these guidelines will help maintain a safe and enjoyable environment for everyone in our community. If you have any questions please do not hesitate to contact the property manager, Alyssa, at 210-561-0606.

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Battling Chinch Bugs: Tips for Control in San Antonio, Texas

Chinch bugs, notorious pests known for wreaking havoc on lawns, are a common nuisance in San Antonio, Texas, especially during the hot summer months of June and July. These tiny insects can quickly multiply and cause extensive damage to grass, leaving behind unsightly brown patches. However, with proper knowledge and proactive measures, you can effectively control Chinch bugs and protect your lawn. Here are some essential tips for managing Chinch bug infestations in San Antonio:

1. **Identify the Enemy:** Before implementing control measures, it's crucial to correctly identify Chinch bugs and distinguish them from other lawn pests. Adult Chinch bugs are small (about 1/5 inch long), have black bodies with white wings, and leave behind distinctive yellowish or brownish patches on grass blades.
2. **Promote Lawn Health:** A healthy, well-maintained lawn is less susceptible to Chinch bug infestations. Ensure your lawn receives adequate water, but avoid overwatering, as soggy conditions can attract Chinch bugs. Additionally, regular mowing at the appropriate height (around 3 to 4 inches) promotes strong grass roots and helps deter pest activity.
3. **Apply Insecticidal Soap or Neem Oil:** Organic options like insecticidal soap or neem oil can be effective in controlling Chinch bugs without harming beneficial insects or the environment. These products work by suffocating or disrupting the pests' life cycle. Follow the manufacturer's instructions carefully when applying these treatments.
4. **Use Chemical Insecticides:** If Chinch bug infestations are severe or resistant to organic treatments, chemical insecticides may be necessary. Look for products specifically formulated for Chinch bug control and apply them according to label instructions. Always wear protective clothing and follow safety precautions when using chemical pesticides.

5. **Practice Integrated Pest Management (IPM):** Incorporate a combination of cultural, biological, and chemical control methods as part of an integrated pest management approach. This holistic strategy not only targets Chinch bugs but also minimizes environmental impact and promotes long-term pest control.

6. **Monitor for Signs of Infestation:** Regularly inspect your lawn for signs of Chinch bug activity, such as yellowing or browning grass patches, stunted growth, or the presence of nymphs and adults. Early detection allows for prompt intervention and prevents infestations from spreading.

7. **Consider Professional Assistance:** If Chinch bug infestations persist despite your efforts, consider seeking help from a professional lawn care service. Experienced professionals can assess the severity of the problem and recommend tailored solutions to effectively eradicate Chinch bugs and restore your lawn's health.

8. **Prevent Future Infestations:** Once you've successfully controlled Chinch bugs, take proactive steps to prevent future infestations. This may include regular lawn maintenance, monitoring for signs of pests, and implementing preventive measures such as applying beneficial nematodes or resistant grass varieties.

By staying vigilant and employing these strategies, you can effectively combat Chinch bug infestations and maintain a lush, healthy lawn throughout the summer months in San Antonio, Texas. Remember that consistency and patience are key when dealing with pests, and don't hesitate to seek professional assistance if needed. With proper care and attention, you can keep Chinch bugs at bay and enjoy a vibrant outdoor space to relax and unwind.



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