

MAY 2025

# OAK VILLAGE NORTH

The official newsletter for the residents of Oak Village North, published by Neighborhood News, Inc.

## OAK VILLAGE NORTH POA 2025 OFFICERS

### President

Jackie Sundt

[president@oakvillagenorth.org](mailto:president@oakvillagenorth.org)

### 1<sup>st</sup> Vice President

Shelley Wilson

### 2<sup>nd</sup> Vice President

(Open)

### Secretary

Merrily Lambrecht

### Treasurer

Christa Gray

[treasurer@oakvillagenorth.org](mailto:treasurer@oakvillagenorth.org)

## OVN DIRECTORS

Cassandra Kasbohm, Shelley Wilson, Christa Gray, Elizabeth Floyd, Merrily Lambrecht, Jackie Sundt, Josh Adkins, Julian Larrasquitu

## COMMITTEES

### ARCHITECTURAL (ACC)

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[acc@oakvillagenorth.org](mailto:acc@oakvillagenorth.org)

### MEMBERSHIP

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### PARK

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### NEWSLETTER

(Open)

### SOCIAL

Kasandra Aguilar

[editor@oakvillagenorth.org](mailto:editor@oakvillagenorth.org)

## A Note from the President, *Jackie Sundt*



Dear Residents,

Summer is just weeks away, so please stay alert as you drive around the neighborhood. There will be more children on their bikes, walking with friends, and hopefully enjoying our park!

Good news! You are now able to pay your annual dues electronically! Inside this issue is information with the link and a QR code to make payment. There are a couple of important points for residents to be aware of regarding annual dues:

1. There is a fee incurred when making an electronic payment. You will notice when you open the link, it will indicate a payment due of \$16. The extra dollar is to cover the convenience fee charged by the platform.
2. Payment will not be accepted until you input your name and address to ensure your account is properly credited.
3. You will receive an emailed receipt once you have submitted your payment.
4. If you would like a Statement of Accounts, please send your request to [members@oakvillagenorth.org](mailto:members@oakvillagenorth.org). Be sure to include your name and address in your request as we can't necessarily identify you by your email address.
5. Please consider making a donation to assist us in covering our annual expenses. The only reason we are able to cover our expenses is due to the generous residents who make donations above and beyond the required \$15. You can include your donation in your payment, or if you prefer you can conduct two transactions.
6. If you have a question or concern regarding your dues, please email me at [president@oakvillagenorth.org](mailto:president@oakvillagenorth.org).

In our April meeting, we had a discussion about the upcoming proposed amendments. As a reminder, we will be voting on two amendments. The first amendment would be to raise our annual dues. The second amendment would be to move our Deed Restriction renewal to an automatic renewal process. What does that mean exactly?

Currently, our Deed Restrictions in all three units have to be renewed every ten years. If we approve automatic renewal, this would mean the Deed Restrictions would automatically renew as they are written. It is against Texas Property Code 209 for Deed Restrictions to change without the approval of residents. Any change requires that 67% of residents approve the change through a ballot process which is mailed to every resident. Without the 67% approval, a change cannot be made. In short, the Deed Restrictions would automatically renew but there would not be any change to the document unless a vote is held to consider the requested change.

At our May meeting, we will finalize what the timeline will be for residents to vote. We have tentatively planned to put both proposed amendments to the community at the same time. We will be finalizing the ballot and the letter explaining the amendments at our May meeting. Thank you for your continued support!

Oak Village North POA  
30415 Olympus, Bulverde TX 78163  
Phone 210-395-4575 Email: [members@oakvillagenorth.org](mailto:members@oakvillagenorth.org)

June 1, 2025-May 31, 2025

2025 Dues: \$15.00

**Due Date: June 1, 2025, Late Fee Applied if not Paid by September 1, 2025**

Dear Property Owner,

Your Oak Village North POA collects these dues to maintain our neighborhood park, which includes the pavilion, ball field, restrooms, tennis courts, basketball court and playscapes. The POA works to enforce Deed Restrictions, maintain lights in our park and at entrances, and keep our common areas clean. It also covers our annual liability insurance for the park and the POA Board.

You can make check or money orders out to Oak Village North POA. You can mail payments to the address above. Please reference your property on the check and/or be sure to include the form below. Please help us keep our neighborhood maintained, thank you!

Voluntary Donations Appreciated!

This year, we are having all funds earmarked as general. The POA uses Quickbooks to document payments, and Quickbooks in turn is connected with our bank account to ensure accountability. It is very time consuming to earmark funds for specific purposes. With that said, we will continue to propose balanced budgets that identify how funds are going to be spent. Specifically, the majority of funds go to maintenance of the park and insurance. In the event the Board wants to consider any type of project, we will first survey the residents, and if the feedback is positive, we will consider taking action on said project. Please note, a vote will be taken at a board meeting before any project is put into motion.

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Please include the bottom portion of this with your payment  
**Please include all information to be sure we can contact you if need be.**

Property Owner Name:

2025 Dues Paid: \$\_\_\_\_\_

\_\_\_\_\_

Past Due Amount Due: \$\_\_\_\_\_

Property Address:

2025 Donation Amount: \$\_\_\_\_\_

\_\_\_\_\_

Total Enclosed: \$\_\_\_\_\_

Current email address: \_\_\_\_\_

Current phone number: \_\_\_\_\_

## TIME TO PAY ANNUAL DUES

It is once again time to pay your annual dues. In an effort to save POA funds, we are hoping you will submit your payment to the POA mailbox. You will notice there is a form enclosed with this newsletter to make your payment. There is also a QR code if you would like to make your payment electronically.

You can make your annual payment any time from now until August 31, 2025. As of September 1, a late fee of \$1.50 is imposed plus any postage and printing cost to the POA for the additional mailings.

If you would like a Statement of Accounts emailed to you, please email us at [membership@oakvillagenorth.org](mailto:membership@oakvillagenorth.org)

To date, there has been no change to our annual dues fee. As you know our annual dues are currently \$15 per year, however it cost the POA a minimum of \$30 to cover expenses, so I hope every resident will consider a payment of at least \$30. We have many residents who do more, and to all of you, I say thank you. Your generosity is greatly appreciated!

## ELECTRONIC PAYMENT OF YOUR DUES

If you would like to pay your dues electronically, please utilize the QR code below. As a reminder, there is a \$1 convenience fee, you must also provide your name and address before you submit payment. Once submitted, you will receive a receipt verifying payment has been made. Thank you!



Oak Village North POA Annual Dues

### BULVERDE AREA COMMUNITY DIRECTORY CITY OF BULVERDE ALL DEPARTMENTS

(Council, Administration, Public Works, Police, etc.)

Main Number ..... 830-438-3612

Metro Line ..... 830-980-8832

Fax ..... 830-438-4339

### COMAL COUNTY

Main Number ..... 830-221-1100

Animal Control\* ..... 830-608-2016

Justice of the Peace, PCT 2..... 830-438-2266

Road & Bridge..... 830-608-2090

Sheriff's Administrative Office..... 830-885-4883

Tax Office ..... 830-221-1353

### EMERGENCY SERVICES (In Case of Emergency Dial 911)

Non-Emergency / Dispatch ..... 830-620-3400

Bulverde/Spring Branch EMS..... 830-228-4501

Healthcare | Innovation | Sciences..... 830-228-4504

Comal County Dispatch (Sheriff's) ..... 830-885-4883

..... or 830-620-3400

\*Animal Control hours of operation may vary.

Please call or go to the city's website for more information, <https://bulverdetx.gov/>

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30415 Olympus Blvd.  
Bulverde, TX 78163

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## BOARD MEETINGS

Monthly meeting on May 20, 7:00 pm | We meet the third Tuesday of each month.



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## THE ART OF DOING NOTHING



In a world obsessed with hustle, “doing nothing” almost feels illegal. But hear this idleness is not laziness. It’s a skill. One that’s been practiced and perfected for centuries in places that rank among the happiest in the world.

Take Italy’s dolce far niente or the Dutch niksen, both translate to the sweetness of doing nothing. These cultures understand that intentional rest can unlock creativity, reduce stress, and lead to better decision-making. When your brain isn’t constantly overloaded, it has time to reflect, connect dots, and generate fresh ideas. But in our fast-paced culture? Rest is often viewed as weakness. We’re glued to screens, multitasking ourselves into burnout, and calling it productivity.

Here’s a small rebellion: try 10 minutes of nothing. No phone. No music. No agenda. Just...space. Breathe. Stare at the ceiling. Sit on the porch. Let your thoughts drift.

You might feel uncomfortable at first, itchy for stimulation, but that’s kind of the point. Getting good at nothing means getting comfortable with stillness, with yourself, and with the fact that not every moment has to be filled. In a noisy world, doing nothing is a quiet kind of power.