

SERENE *and* SCENIC HILLS ESTATES

April / May 2024

HOA Board of Directors

HOA President

Phil Reyna

Treasurer

Palmer Swails

Secretary

Laura Biemer

Member-At-Large

Roland Garcia

Member-At-Large

Chris Flores

Contact

sshillshoa.president@gmail.com

**Board Member elections take place at the next Annual Membership Meeting.*

Webmaster

Ralph Mawyer

TRIO HOA Management

(Financials Only) 1-888-874-1978

Architectural Control Committee

Chairman – Kathleen Rocha

Members:

Carlos Cavazos

Jose Gomez

Yvette Reyna

Eric Sanders

Robert Schultz

Covenants Committee

To report violations or make
covenant inquiries, please contact

covenants.sshillshoa@gmail.com



Serene and Scenic Hills Estates HOA



Better Business Bureau

REPORT

Keep Your Cool: Trustworthy AC Repair Tips

By Jason Meza

Slowly but surely, that famous Texas heat is returning and will be back in triple digits. It's important to be prepared in case you begin experiencing problems with your air conditioning unit or just need a preventative maintenance check.

According to [energy.gov](https://www.energy.gov), furnaces and air conditioners need their filters cleaned and changed every couple of months. A dirty filter can also increase energy costs and damage equipment. Maintaining your home's heating and cooling systems can improve the overall air quality of your home, cut energy costs and help alleviate allergies.

If your AC needs a bit of work or isn't cooling properly, annual spring maintenance can help improve efficiency and prolong the life of your unit. In 2019, Better Business Bureau (BBB) received 2,800+ complaints regarding HVAC contractors nationwide. These complaints can range up to \$1,500 in financial loss and common issues deal with billing, the quality of workmanship or lack of proper permits.

As a homeowner, you should also always be on the lookout for red flags of unreliable businesses. BBB warns against these signs for untrustworthy AC Contractors or any other home improvement services:

- **Start with research.** Visit bbb.org to see a business's profile and check their complaint history and customer reviews. BBB Request-A-Quote is a tool allowing you to get fast quotes from accredited businesses. Ask for referrals from trusted people.
- **Verify licenses.** Often, low rated businesses in this industry don't have the proper licenses to do repair or installation work. Verify with Texas Department of Licensing and Regulation ([TDLR.texas.gov/LicenseSearch](https://tdlr.texas.gov/LicenseSearch)) that they have updated licenses matching the business name.
- **Avoid high pressure tactics.** Typically, they might try this by offering you a great deal and saying its only good right then. In most cases, if a deal is good one day, it will be good the next. Be especially careful with door-to-door solicitors who might not be working with legitimate businesses.
- **Get everything in writing.** Another common complaint is warranty issues. Getting everything in writing can help your case if you find yourself in this situation. Get up to 3 estimates and make payment using reliable methods such as check or credit card.
- **Asks for a large upfront payment.** A typical payment schedule should follow the "Rule of Thirds." The first payment is given when signing the contract and helps pay for materials, the second payment when work begins, and the final payment when the job is finished, and you are satisfied with the quality of work.
- To find a trustworthy AC Repair company, file a complaint or leave a positive review, visit bbb.org.

A Neighborhood News, Inc. Publication

Architectural Committee UPDATE

By Kathy Rocha
ACC Chair

Please remember to submit new construction, fences, major landscaping projects, exterior painting and renovations to the ACC **PRIOR** to construction for approval.

If you have any questions, please email the ACC at sshills-hoa.acc@gmail.com or call Kathy at 210-240-1716. Please text prior to calling so she knows it pertains to ACC business. Please do not text or call between the hours of 8:30pm and 9am.

TRASH AND RECYCLE BINS

The curb appeal of the community is very important. No one wants to come home to a street littered with trash containers and debris scattered around.

Please put away your trash and recycle bins promptly after pick up and store them out of view from the front of your house. Violators are subject to being fined. Thank you for helping our community look beautiful and well-kept.



Fence Installation Reminder

From Covenants, ARTICLE X, SEC 1, (A)

All fences must be approved by Architectural Control Committee prior to construction, and must be constructed of quality materials and good workmanship.

Any variance from the fencing specification set forth above must be specifically approved by the Architectural Control Committee, in writing.



Master Gardener Guide

Spring fever has set in. Use the following Master Gardener guide to plan your spring vegetable garden. (Information provided by Comal Master Gardener Association's Vegetable and Herb Gardening Guide) The last average freeze date for the Hill Country has passed. Happy planting!!

Beans, Lima Bush.....	April through mid-May
Beans, Lima Pole.....	April through mid-May
Beans, Snap Bush.....	mid-March through mid-May
Beans, Snap Pole.....	mid-March through mid-May
Beets	March
Cantaloupe.....	April through mid-June
Chard, Swiss	March through mid-May
Corn, Sweet	mid-March through mid-May
Cucumber.....	mid-March through April
Eggplant.....	April
Okra.....	April through June
Peas, Southern.....	April through mid-June
Peppers	mid-March through mid-May
Potato, Sweet (Slips).....	mid-April through June
Pumpkin	mid-April through June
Radish	March
Squash, Summer	mid-March through early April
Squash, Winter.....	mid-March through mid-June
Tomato	late March through mid-May
Turnip	March through mid-April
Watermelon.....	April through May

Your Life is Your Garden
Your Thoughts are the Seeds
If your life isn't Awesome
You've Been Watering the Weeds
~Unknown



Go Green

LET'S DO OUR PART IN HELPING THE ENVIRONMENT!

DID YOU KNOW... YOU CAN "OPT IN" TO HAVE THIS NEWSLETTER DELIVERED ELECTRONICALLY

- 1) Visit www.NeighborhoodNews.com
- 2) Click on: "Let's do our part" and follow the instructions.

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





REPORT A CRIME

BEXAR COUNTY SHERIFF'S
DEPARTMENT

**IF THIS IS AN EMERGENCY, PLEASE
CALL 911**

Non-Emergencies:

FOR ALL NON-EMERGENCIES, PLEASE CALL THE DISPATCH
OFFICE.

DISPATCH OFFICE: 210-335-6000 (TTY AVAILABLE)

Bexar County Sheriffs Office Gang Tip Hotline:

PLEASE CALL OUR HOTLINE IF YOU WOULD LIKE TO REPORT:
GANG ACTIVITY, GANG GRAFFITI, SUSPICIOUS ACTIVITY,
SELLING OF NARCOTICS, PROSTITUTION, GAMBLING.

210-335-GANG (210-335-4264)

Crime Stoppers:

IF YOU HAVE A TIP ON A CRIME THAT HAS BEEN
COMMITTED, PLEASE CALL THE CRIME STOPPERS TIP LINE.
ALL CALLERS WILL REMAIN ANONYMOUS.

CRIME STOPPERS TIP LINE 210-224-STOP

CRIME STOPPERS TIP LINE:

210-224-STOP (7868) OR
800-252-8477



Classified Ads

Did you know? You can place a FREE classified ad in your community newsletter? For sale type items only (no commercial businesses or services allowed). Are you a teenager who wants to offer babysitting, pet sitting, lawn care, or house sitting services?

Here is a way to let your neighbors know. All you need to do is call 210-558-3160 or email info@NeighborhoodNews.com. Place "SSH" in the subject line. One ad per resident.

VOTE in the 2024 ELECTIONS



The League of Women Voters is a nonpartisan organization that provides the Voters Guide. It is available in public libraries and online

VOTE411.org.

TUESDAY, 5 MARCH – Joint Democratic-Republican Primary Election

SATURDAY, 4 MAY – General Election for local political subdivisions

TUESDAY, 28 MAY – Joint Democratic-Republican Runoff Election

TUESDAY, 5 NOVEMBER – General (National) Election



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Board-Certified Sports Medicine Specialist

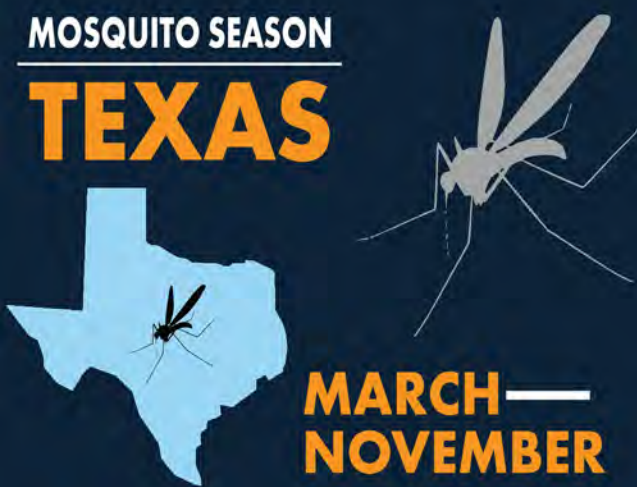


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MOSQUITO SEASON
TEXAS

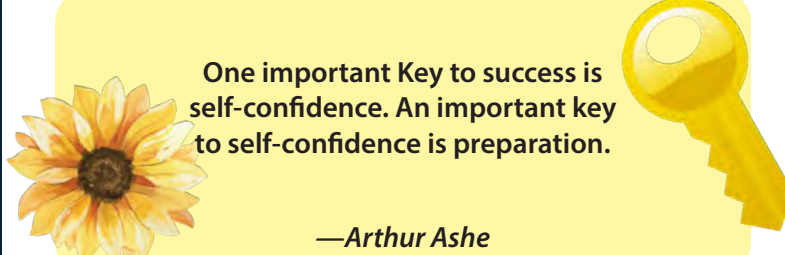


MARCH — NOVEMBER

85 DIFFERENT SPECIES CALL THE LONE STAR STATE THEIR HOME

 **MOSQUITO PREVENTION**


For more information visit:
www.bexar.org/2561/Mosquito



One important Key to success is self-confidence. An important key to self-confidence is preparation.

—Arthur Ashe

United Way Help Line: Dial 2-1-1



2-1-1 is a free, anonymous social service hotline that helps people find information about local resources in their community.

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