



THE BREEZE

Newsletter of Las Brisas

Volume XII, Issue 1

August 2016

President's Corner:

Hello Neighbors!

Your New HOA is up and working we had our first meeting in June with a full agenda of items to address.

When I bought a home here in 2003, I was really buying "Deed Restrictions", enforced by an active HOA. I've lived in subdivisions before where my property value decreased because the HOA Covenants weren't being enforced, and I wasn't going to go down that road again. So that's a part of what your elected HOA Board of Directors is actively doing in taking care of our subdivision in order to preserve property values and enhance lifestyles. Here is a list of violations that are typical for the neighborhood and warrant a violation notice according to our Covenants. Don't be upset or feel harassed if you receive a letter, we are just doing what is required. Please read the restrictions and abide by them for the benefit of the entire community.

- 1 Trash and container receptacles stored in view from the street
- 2 Lawn maintenance-mow, edge, trim
- 3 Trailers parked in view
- 4 Recreational vehicles stored in view
- 5 Christmas or holiday decorations up long after holiday

Here also, are a few things you might not be aware of;

We have a camera system at the entrance that records the front and back license plate of every vehicle coming and going. It records the intersection with HWY 46 and records into the subdivision up to the first island. The Marina gate has the same features.

Las Brisas is a private road and we, as residents are responsible to maintain that road. Your dues go into a road maintenance fund to provide for these repairs. You will see some repairs being made before school starts. Las Brisas gave the Guadalupe County Sherriff's Department permission to enforce traffic laws inside the subdivision mainly for speeding, and school bus loading and unloading. They have the authority to issue enforceable citations. Reminder, our roads can be dangerous at night. I can't tell you how many times I've almost run over a jogger or walker on Las Brisa Blvd in the dark, so please try to wear reflective or light colored clothing when you are out on our streets at night.

During football season, the entrance gate stays open late on Friday nights because of the traffic backing up on HWY 46 due to folks returning home from the game.

One of my goals this year as Commissioner Pct 2 was to widen and improve the route to the Navarro schools. I'm happy to report Huber and Link roads have been widened from Cordova Road to the schools.

Our kids have been working hard at Navarro in sports, band, dance team, cheer leading, and all youth programs! Treat yourself to some Friday night fun this upcoming season and bring a lawn chair and come on out for a game! We are predicted to take the district again this year.

See you there!

Jack Shanafelt

LBHOA Directors 2016-2017

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OUR MANAGEMENT COMPANY

Our Management Company has a new name, **First Service Residential and they're on the move!** They had to move their offices temporarily this past spring due to water damage in their building. However, they are excited to share with you that not only is their old office space repaired and ready for move-in, but they have also made plans for a newer, more centrally located future home.

Our satisfaction is important to them and they want to keep us informed along the way. They ask us in advance to please forgive the progress that will proceed as follows. At the end of this month they will move back to the offices at 1600 NE Loop 410, Ste. 202, San Antonio, TX 78209 for just a few months until their final and future office is ready for move-in. This will allow them to once again offer 8am-5pm walk-in hours and provide full service to us. The final move will be in December to the new offices, at Loop 1604/Bitters vicinity, about 4 miles east of La Cantera/The Rim.

They are very excited about the opportunity to continue to serve our community and will do their best not to miss a beat. Please be assured that they do not anticipate these moves to cause any disruption to normal operations. As a reminder, you can always get immediate answers through their 24/7 customer care center at 210-829-7202 Opt. 3 and our website at www.fsresidentialsa.com. **NOTE: First Service Residential has established an official website for Las Brisas news, announcements, and to view documents related to the neighborhood, or view account statements and balances. Please join FSR Connect by registering. To do so, call 1-877-378-2388 or 210-829-7202**

We also have a new account manager for Las Brisas who is dedicated to helping our neighborhood. Her name is DJ Stricklen. Her contact information is listed on the front page of this newsletter. We look forward to working with her! Many thanks to our former account manager, Kem Morales for all she has done for Las Brisas!

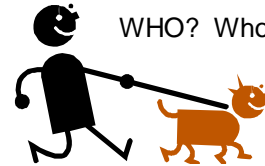


SCHOOL DAZE....

It's that time again so watch for the kids and be respectful of all School Buses and mindful of speed limit and passing laws. That's the Ticket!

Speaking of laws, to confirm: the streets of Las Brisas are privately maintained, but in 2006 the neighborhood petitioned the Guadalupe County Commissioners Court to extend and enforce all Texas traffic laws to our roads. In other words, if it isn't legal on the streets of Seguin, it isn't legal here – and you CAN get ticketed for it.

Las Brisas Leash Law



WHO? Who let the dogs out?

Who let the dog out?! Of late, that seems to be the question. Within the last couple of years, it seems like more dogs have been running loose in Las Brisas than ran loose over the last 20 years. This is serious stuff! A neighbor's cat was recently killed. Elderly walkers in the neighborhood have adjusted their routes to avoid a loose dog acting in an aggressive manner. Your dog could also be a victim if hit by a vehicle. Sure, our dogs will get out of the yard on a rare occasion, but as a neighborhood we can certainly do better at restraining our pets than we have lately. Some of our wooden fences are approaching or over 20 years old and are in need of desperate replacement of broken pickets. Gates and their hinges also take a beating over time, and some gates will not close and lock properly. Stacking rocks and/or cinder blocks or bracing a panel with 2x4 boards are not a form of repair and in many cases are unsightly to the neighborhood. If this sounds like your fence, please repair or replace it. Your neighbors will thank you and your pet will thank you. Hopefully your actions will prevent your dog from escaping, save a cat's life, and (let's all hope it never happens) prevent someone from being bitten or attacked. Thank you.

Important phone numbers

If it's an emergency, call 911. If it's a problem with one of the gates, call the First Service Residential at 210-829-7202 Option 3. If it's a traffic problem that can't be resolved neighbor to neighbor, call the Guadalupe County Sheriff's non-emergency number, 830.379.1224. If it's an animal driving you crazy, then call County Animal Control at 830-303-8853. . . . if you've lost your pet, you might call the Guadalupe Country Humane Society, 830.372.2055.



Does anyone collect aluminum cans anymore?



The neighborhood volunteers that empty the marina trash cans have noticed an increase and on some days an overflowing amount of trash in the cans on the home owner's island and the marina. The bulk of the trash is aluminum cans! If anyone collects aluminum cans for cash, please help yourself to these aluminum cans. The only request is that you replace any other trash after removing the cans. Furthermore, it is fantastic that 99% of us are using the trash cans. If you can, please attempt to leave the island the same as or better than you found it. Though the volunteers try to stay on top of picking up litter before it blows into the lake and emptying the trash cans, occasionally the trash cans have overflowed and litter makes it into the water. If you see that a trash can is near full, please either use a different trash can (there are two on the island and one near the boat ramp) or let D.J. Stricklen or Cathy Rogers at First Service Residential know about the situation. They can then contact a volunteer to address the matter. Try not to forget, the island and marina exist for everyone in the neighborhood's enjoyment. **IF YOU WOULD LIKE TO VOLUNTEER TO HELP KEEP IT CLEAN**, please contact D.J. or Cathy for more information. The more of us helping out will provide for a cleaner and more enjoyable area. Thank you.



Mark Your Calendar for National Night Out

Tuesday, October 4th is the Las Brisas National Night Out. Past events were chaired by Mel Edmondson who did an awesome job making this a great annual

event for the neighborhood. Thank you Mel for all you did for Las Brisas! This year, Joy Berberek is chairing the event and she needs your help! We need donations and sponsors. If you know of any businesses or friends who would like to donate door prizes, or help sponsor this event, please let Joy know. Help is also needed to set up, clean up, register homeowners, and more. If you can help with anything, please email Joy at berjejr@satx.rr.com, or call or text her cell at 210-724-9955.

Helpful Landscaping Tips



In this newsletter gardening article I'd like to cover some fall and early winter things to do; some need to be done now and others can wait.

1) If you need to do any trimming on your oak trees the hottest and the coldest months are the times to do it. This is when the spread of oak wilt is much less of a problem. Be sure to paint all cuts the same

day they are made and make clean, close cuts, and don't leave stubs.

2) Before the middle of September, do any pruning on evergreen shrubs that need it. Pruning done too late will cause new growth to be susceptible to cold damage.

3) Mark your calendars for pre-emergence application. In our area mid-September is generally the best time to put it out for the prevention of those ugly winter weeds such as clover, thistle, henbit, and dandelions. Portrait, and Snapshot are a couple that are available for broadleaf weed control.

4) Prune or shear back by 1/3 or so any shrub type such as knockout or antique roses, to encourage a fall flush of blooms. The same applies to perennials like lantana, salvia, plumbago, shrimp plants, and Mexican heather. After pruning apply a lite application of fertilizer to stimulate new growth, be sure to water it in.

5) Evaluate the appearance of the landscape overall. Do you have any dead or dying shrubs that need to be replaced? Fall is a great time to plant new ones as temperatures are cooler, and they will have all winter to establish a good root system before the next hot summer arrives.

6) Replenish the mulch in beds and around young trees, as it controls weeds, conserves moisture, keeps the soil cool in summer and warm in winter, and it looks nice!

7) It's about time to pull up spring and summer annuals and get beds ready for fall and winter annuals. Choose from pansies, snapdragons, calendula, johnny jump up and others. Add compost to beds and work in 5 to 7 inches deep.

Fall is my favorite time of the year in the landscape. The humidity is falling off, temperatures are dropping, and plants get a new lease on life; one last show before winter. Advice to all Las Brisas residents is always free. Contact me via phone, email, or just come on by, and I'll be happy to meet with you! Steve Jandt 830-491-8648, or Email:

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