



# THE BREEZE

## Newsletter of Las Brisas

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July 2017

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### *President's Corner:*

Hello Neighbors!

As most know we have reclaimed "Our Marina." It is no longer a "Public" Marina, as has been the case because of all the keys that were floating around.

We have installed new security cameras at the gate and on the marina boat house. A photo is taken when you use your card key so we can identify the user as an actual resident of Las Brisas. All coming and going images are high resolution and are stored in the system. Additionally images are sent to a cloud for storage, should someone damage the camera system. This has already proved useful in a couple of gate events. This technology will also be upgraded at the main gate in the near future.

It is very dry and we have had some minor fires in the subdivision. Let's be careful with fireworks and bar b cue grills. Please no shooting fireworks on any of our streets.

I am pleased to see Constable Martha doing more patrol in our neighborhood. Please feel free to wave her down and introduce yourselves. We were successful at Commissioners Court last year to secure one new full time Constable and one part time Constable (dedicated to patrol)

You can secure a remote for the front gate by calling our management company representative Taina Ruiz at 210-582-6046 x 34410. They cost \$42.22 each and can be billed to your account. You will have to fill out a form to mail back to activate the device. We are ordering more vehicle stickers. These will be available from First Service Residential at no charge.

Please wear reflective clothing while walking our narrow streets, I've had some near misses as I am sure you all have. So far we have been lucky as to this. Just remember that you can be seriously injured and the driver that cannot see you will suffer as well.

As for the County, a new 60 in. main waterline is to be constructed under Link Rd and under Hwy 46 just north of us. I have arranged for this line to be bored under these roads not open cuts. This waterline runs from Lee County to San Antonio. The new LCRA power line will start construction next to the Memorial Park then on to Marion. A new traffic light is up and running at Cordova Rd. The footings are being poured at Avery Park Subdivision and should be working in time for school to start. The next traffic light is to be at FM 758 and Hwy 46 (this is across from Clear Springs Cattfish.)

Please support the various organizations that we depend on. The Geronimo Volunteer Fire Department can always use our support. Various Booster Clubs at Navarro are always looking for support (Band, Cheer, 4H, FFA and Athletics.) Our kids are working hard! Let's get out there and support them!

Regards

*Jack Shanafelt*

**LBHOA Directors  
2017-2018**

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## Understanding Why Dogs Bark

By: GUY WALTERS

YOU CAN picture the scene. The sun has come out. You dig out your shorts, dust down the barbecue, and plan to spend the day outside. But then, just as you settle down on your creaky sun lounger, your peace is shattered.

It's the dog next door, and it's barking. Not just a few woofs, but an incessant, high-pitched yapping. It barks for four hours until its owner gets home, by which time your day in the sun has been ruined.

But what makes it worse is that you know it is going to happen all over again tomorrow, and the day after that. And as the dog is a border terrier with a life expectancy of 15 years, it could well be another decade until the yapping stops.

Such a situation brings to mind the dreadful UK case of Stephen Woodhouse, 52. Recently, Woodhouse was sentenced to 12 weeks in jail, suspended for two years, for drowning his neighbor's dog because he was fed up with hearing it barking "morning until night".

Of course, nothing can ever begin to excuse his crime, but we will recognize that barking dogs can drive neighbors to distraction.

So why do pets elicit such extreme reactions? Why do dogs bark? And what can owners do to stop them? Constant exposure to the sound of barking really can induce extreme physical and psychological distress. The reason for this lies in your autonomic nervous system, (ANS) which controls core body functions such as your heart rate and breathing. When you hear a sudden, sharp noise, the sound waves are transmitted to the brain, which interprets them as a potential threat. The brain then sends signals to the ANS, and we start to feel tense - leading to an increased heart rate and higher blood pressure.

If a dog barks once or twice, there is no harm done. But if the noise is continual, every time that dog barks, your

ANS repeatedly fires up, and this starts to have an impact on your endocrine system. Your brain tells the adrenal glands to release adrenaline, which prepares your body either to take flight or fight in the face of any threat.

In addition, the pituitary gland can release the hormone called corticotropin, which in turn causes the adrenal cortex to release corticosteroids, which make your body more sensitive to the effects of all that adrenaline. By now you are a cocktail of hormones that is causing you not only to feel anxious, but also immensely angry.

The dogs are vocal for any number of reasons. They might feel threatened, excited, keen to play, hungry, but the most common reasons are boredom and loneliness.

Dogs are sociable creatures, and if their waking hours are spent without human company, they voice their anxiety. Dogs also bark when their territory is threatened. The over-riding reason for their bark is to attract attention. Dogs rated the worst offenders are Yorkshire terriers, Cairn terriers, Border terriers, miniature schnauzers, West Highland terriers, fox terriers and beagles, whereas those less likely to yap all day are retrievers, collies, Old English sheepdogs and great Danes.

Consider getting your dog company in the form of a dog walker when you are away. Some people consider buying a second dog to keep the first dog company, but this is not a reliable way to stop dogs barking. Second, make sure that your dog has plenty of exercise and enough to eat. If it's dark, leave a light on - and consider leaving on a TV or radio, as the sound of humans is known to make dogs more relaxed.- Daily Mail

"Understanding why dogs bark." *Weekend Argus* [South Africa], 20 June 2015, p.

1. *PowerSearch*, [go.galegroup.com/ps/i.do?p=GPS&sw=w&u=j046902003&v=2.1&id=GALE%7CA418584414&it=r](http://go.galegroup.com/ps/i.do?p=GPS&sw=w&u=j046902003&v=2.1&id=GALE%7CA418584414&it=r). Accessed 14 June 2017.

**\*In addition, cats roaming can be an annoyance. Please keep them contained as well.**

## Marina Security

For many years Las Brisas used the same marina gate and key system. Over the year's card after card after card were given to those that do not own property in our neighborhood. I can tell you from experience the cards were going for \$10- \$20 a piece at the local high schools. Our marina was being abused. We had many thefts, destruction of property, illegal burns, trash and debris everywhere, overnighters and, I hate to say, even some human leftovers we could have done without. Your HOA dues pay for the upkeep and maintenance of our marina and that money was going down the tubes. In an effort to take back what is ours (The Las Brisas Neighborhood,) the HOA board added a new gate and new cameras. What may have seemed an outlandish expectation was necessary to make sure the old keys no longer worked. The HOA requested each household obtain and sign for a new card, guaranteeing that we would all make a better effort to ensure the keys would not go in the wrong hands in the future. The new keys have a number attached to each person. If that person moves or loses their card the key is deactivated. This prevents further use of the card by non-residents.

Unfortunately we have had some retaliation from the people that are used to accessing it that do not live here. It is very sad what people are willing to do to destroy others property. However, captured images of the vandals are being used in hopes of stopping this destruction.

Please do not allow others to borrow your card. LB residents should be present when their card is being used. Please do not open the gate for others and please keep your eyes out for suspicious activity. This marina belongs to all of us!



Ducks at Bosque

## SUMMER LANDSCAPING TIPS FROM STEVE JANDT

To start this newsletter I would like to re-introduce myself, to the newer residents on our great neighborhood. My name is Steven Jandt, my wife Karen and I have lived in Las Brisas since 2004. I worked at the Green Gate nursery from 1978 to 2001, in every position except owner, my last being the grower /production manager. I began offering FREE consultation on landscaping and garden maintenance to all residents about 4 years ago, many of you have contacted me and I look forward to many more. This is a to do list for the next 3 months, no particular order.

- 1) July and August are coming up quickly, water your young trees and shrubs deeply, add a drip system if needed to beds and apply a new layer of mulch to all beds and trees if younger than 4 years.
- 2) Don't do any pruning on oak trees till August, oak wilt fungus is very active so minimize exposure by only pruning during the hottest and coldest months of the year, paint ALL cuts immediately.
- 3) Plant now any hot weather annuals and perennials a list is available for view at ([Aggie-horticulture.tamu.edu](http://Aggie-horticulture.tamu.edu)).
- 4) Make another application of Amaze for grass bur control.
- 5) Mark your calendar for pre-emergence application in mid-September, use Portrait, Dimension to prevent winter and early spring weeds.
- 6) Most of the red tip photinias and Indian hawthorn in the neighborhood have become infected with Entomosporium leaf spot. There is no (practical) treatment. They must be removed and replaced with a more suitable substitute.
- 7) Do summer pruning on shrub and bush roses in July and August, remove about 1/3 of the top and any dead canes, fertilize also.
- 8) Have your sprinkler system tuned for maximum efficiency.

As always if you have any questions or need some free advice just call, email or message me, I'll be happy to help you to keep our neighborhood beautiful.

**Steven Jandt** [830-491-8648](tel:830-491-8648),  
[mrgreenjeans74@gmail.com](mailto:mrgreenjeans74@gmail.com),  
 230 Las Brisas Blvd.

## Architectural Control

We have many new residents in the Las Brisas subdivision. That being said, here are some tips to remember before making changes to your property.

\*All lots and homes are for single family residential use only.

\*All initial construction and renovations must be submitted to ACC and approved before beginning.

### **The following items are subject to approval:**

Fences, Mailboxes, Masonry, large landscaping plans, garages, driveways, septic and roofs.

**Prohibited** are clotheslines, above ground pools, burning, incinerators, farm animals, cesspools, gray water, offensive lighting, exterior speakers or offensive sound devices (except for security devices for the property.)

The storage of old vehicles, boats, tents, trailers, tools, garbage and trash disposal facilities or other unsightly items are expressly prohibited in view.

Even though it is summer please do not leave boats and trailers out.

All property owners must maintain their own lawn,

**Restriction on Amenities:** The use of the marina may be lost for having violations or insufficient payment.



## SAFETY

At the Annual meeting in April a police officer discussed with our residents the safety risks in our neighborhood. In addition to the problem of speeding there was great concern about golf carts. The officer stated that citations will be issued to violators of any unlawful act. If you see any erratic driving please call the sheriff's office at 830-379-1224 with a description and location.

## MARK YOUR CALENDARS

National Night out is Tuesday, October 3, 2017. Please make plans to attend our Neighborhood Party! More plans to come.

## Important Numbers

**First Service Residential (210) 829-7202**

**Guadalupe County Sheriff (830) 379-1224**

**Animal Control (check local social media also) (830) 303-8853**

**Guadalupe County Humane Society (830) 372-2055**

**And of course..911**

**\*Keep your email up to date with FSR to receive community eblasts**

**Las Brisas Homeowners Association  
1600 NE Loop 410 Suite 202  
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MERGEFIELD "Zip\_Code"  
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