

ENCINO PARK

HOMEOWNER'S ASSOCIATION

VOLUME 1, ISSUE 3

MARCH 2014

Open Meeting March 25th @ 7:00pm

Meeting Agenda Posted to Office Door and Website 72 Hours Prior to Meeting

HOA Dues Now
Past Due
Please Contact
HOA Office

Payment Plans
2nd Payment Now Due



Encino Park

A great place to call Home...

I know that most of you have just recently paid your homeowners dues (some of the lowest in the City) for 2014 and we want to say thank you...I hope everyone understands how truly lucky we are to be living in one of the great neighborhoods in one of the great cities in this country. In the 18 years our family has lived in Encino Park, we have watched the City of San Antonio blow right past us with expansive growth and development in housing, commercial businesses, restaurants, schools and shopping. Fortunately, Encino Park has remained the friendly-active pleasant and involved community that we are blessed to call home.

I want to urge all the residents, old and new, to take advantage of the many community organizations and activities that Encino Park has to offer. Set up some time to take your kids out for a play date with the "Playgroup", or join the "Over 50 Club" at some new and exciting restaurants ...become a "Block Captain", or get involved with "Cellular on Patrol". Come out for an evening with Women's club at one of the many special programs they put on each month (my wife Suzan brought home a beautiful wreath for our front door that they made at one of the Monday night meetings)...and I know we all enjoy the Craft Fair that the Women's club sponsors, and we must give them a thumbs up for the annual scholarship program which helps send our young

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IMPORTANT NUMBERS

BOARD OF DIRECTORS

- Elise Palmer.....President
- Devin Zakrzewski.....Vice President
- Sean Nasis.....Treasurer
- Jennifer Sobotik.....Secretary
- Spencer Stocker.....Paliamentarian
- Barbara Adams.....Director
- Chris Flores.....Director
- John Kirschbaum.....Director
- Tim Lamb.....Director

ASSOCIATION MANAGER

Chase Newburg

1923 Encino Rio, San Antonio TX 78259

Phone: 497.3022

Encino Park Email: epmgr1923@gmail.com

Office Hours

Mon, Tue, Thurs, Fri - 9 a.m. to 2 p.m.

Wed - 4 p.m. to 7 p.m.

COMMITTEE CHAIRPERSONS

- Architectural Control- Henry Daigle..... 863-3953
- Block Captain- Gail Lamb 497-0644
- Landscaping Committee- Robbie McMahon
- Citizens on Patrol- Rick Somach 467-4652
- Finance Committee- Sean Nasis
- Environmental Committee- Carl Bernal..... 497-8651
- Pet Finder- Cindy Haines..... 497-3049
- Swim Team- Pia Walsh 497-1212
- Women's Club- Elice Palmer 497-7642
- Playground- Michelle Haring..... 378-7574
- Over 50 Club- Dyan Montesclaros..... 481-7890
- DCCR Committee- Robert Warren 497-8467

**To volunteer for a committee,
please contact the office.**

Encino Park Swimming Pool 497-4333

Visit us at:

ENCINOPARK.ORG

(Continued from Cover Page)

Encino Park students off to college...And who hasn't enjoyed the 4th of July parade with all the kids decorating their bikes, and the excitement of the annual Easter Egg Hunt, or the joy on the face of a child sitting on Santa's knee.

We should also take advantage of all the unique facilities that Encino Park has to offer...Take the family down to one of the largest neighborhood pools in the city, Catch a Friday night movie at the pool, or barbeque up your favorite dinner right there at poolside... get the kids signed up for swim lessons and have them join the swim team...I recommend that you parents volunteer to be timers...no better place to watch a swim meet... Go out there and try the tennis courts or bring the family out for Sunday Night Volleyball, one of the best family friendship and neighborhood bonding experiences.

My family and I are very lucky to have called this place home for the last 18 years, and it's the organizations, functions, programs, activities and facilities that help make Encino Park a Special Place... Please go out there and take advantage of all the things right in your own backyard!

As I begin my second stint as an Encino Park Homeowners Association Board Member, I will work on behalf of all my neighbors and friends to keep Encino Park one of the truly wonderful places to call home...

Devin Zakrzewski, Vice President

ADVERTISING INFO

Please support the advertisers that make the Encino Park Newsletter possible. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or advertising@peelinc.com. The advertising deadline is the 8th of the month prior to the issue.

ARTICLE INFO

The Encino Park Newsletter is mailed monthly to all Encino Park residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for The Encino Park Newsletter, please email it to spencer_stocker@hotmail.com. The deadline is the 20th of the month prior to the issue.

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ENCINO PARK

Neighborhood Pride

Christopher Flores, Board Member

I've lived in almost every corner of San Antonio's de facto "sides"—the Northside, the Southside, the Eastside, and almost the Westside. In every neighborhood there is always that unpredictable element which will choose disorder over order; unseemliness over cleanliness; and danger over safety. Maybe it's not so much a choice but procrastination. No doubt, from time to time, my family and I may have chosen one of these paths in our previous neighborhoods, and upon moving into our home in Encino Park, I myself may have fallen prey to laziness or procrastination in order to spend time doing other things.

However, not everyone lacks pride in his home. Of the many reasons my wife and I selected Encino Park, chief among them was the vastly disproportionate number of well-kept, well-maintained, well-manicured lawns we saw. In deed, this is rare for a 30+ year old neighborhood. I had the chance to visit my childhood home not too long ago. That home was built in 1981—just 3 years before our EP home was built. I noticed a lot of the same construction between the two. What I also noticed was the significant difference between the way the two homes, and the neighborhoods, were maintained. My childhood neighborhood sits rotted alongside a dry lake, fence-posts leaning, windows cracked, siding black with dirt and soot, driveways stained with oil, and streets pot-marked with holes and crumbling asphalt.

So how do mature neighborhoods like Encino Park, Alamo Heights, and Hollywood Park stay so well-maintained? How can newer neighborhoods like Deerfield, Stoneoak, and Cibolo Canyon remain as neat as they were when first built? Certainly location and local micro-economic factors play a role. The tenacity of the homeowners association may also have an effect. The standard to which the homes were built will certainly have a say. However, these are largely out of our control after we move in. To me the primary factor, which is totally within our control, is the level to which we each as individuals notice our own yards and homes and decide on positive action to make them better.

We must all take notice of our yards, our home's veneer, the overall aesthetic of the property, and then...how our home plays into the surrounding scenery. I am not suggesting we all assume massive loans to improve our individual properties. Property maintenance does not have to be an expensive venture, but it does take financial obligation—an obligation we all accepted when we bought our respective homes. Relatively speaking (that is, relative to the average home price of EP), it is inexpensive to maintain a home. Freddie Mac estimates that between 1 and 4 percent of a home's value will be spent on annual maintenance (money.usnews.com, Look at Maintenance Costs Before Leaping into Ownership). If the average EP home is worth \$250k, this amounts to between \$2,500 and \$10,000 annually, or between \$200 and \$800 per month. Well ok, when put into these terms this seems enormous; but consider the value you are standing on? Where else in zip codes 78259

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WOMEN'S CLUB

For our February meeting, Women's Club members enjoyed meeting at Little Italy for a delicious Italian dinner to celebrate Valentines Day.

Our next meeting will be Monday, March 17 at 7:00 at the Community Center. Barbara McNeely from Mariposa Naturals will be our guest speaker. She is a resident of Encino Park and a Natural Health Coach and Chemical Sensitivity Expert in San Antonio. She will discuss what she does and how it can benefit individuals with allergies and migraines by eliminating things from your diet.

UPCOMING EVENTS

EASTER EGG HUNT - April 18th

Easter Egg Hunt for Encino Park kids. The Easter Bunny will be there! This will be held RAIN OR SHINE on Friday, April 18. It will begin at 10:00 AM sharp. Residents can help if they would like by donating individually wrapped packages of candy, gummy candy, and small packs of crackers. Donations can be dropped off by April 5 at the HOA office. THANK YOU!

ENCINO PARK COMMUNITY GARAGE SALES - May 2nd and 3rd

The Annual Encino Park Community Garage Sales will be held on Friday and Saturday, May 2nd and 3rd. Each family participating is responsible for purchasing their own garage sale permit. A permit can be purchased at participating HEB stores.

The Encino Park Women's Club meets every month on the second Monday at 7:00 at the Community Center. For more information, contact our club President, Elice Palmer, at ecuviello@aol.com or 210-497-7642.



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ENCINO PARK WOMEN'S CLUB SCHOLARSHIP

The Encino Park Women's Club is offering two \$750 scholarships this year. A committee of Encino Park Women's Club members will judge all entries. Applicants will be notified by mail. Scholarship recipients will be introduced at our Awards Banquet in May. Questions may be directed to Scholarship Committee Co-Chairs Kathy Shelton (497-4178) and Denise Wayman (497-8155).

Encino Park Residents who meet the following requirements are encouraged to apply:

1. Applicant must have been an Encino Park resident for two years from the date of the application and be a member in good standing in the Encino Park Homeowners Association.

2. Individuals attending an accredited college or trade school for the 2014-2015 academic year may apply. There is no age limit.

3. Applicants must submit an essay, a minimum of two (2) pages, double spaced, and a maximum length of four (4) pages on the following topic: If you were to choose one teacher who influenced you most in your school career, who would that be? What did he/she do to affect you as a learner? How has what you learned made you a better student able to work towards your goals? Be sure to answer all parts of the essay questions.

4. Applicants must submit a separate resume of his/her experiences including personal and academic achievements, community involvement, extracurricular activities, leadership positions, artistic and athletic achievements. Include dates of membership in clubs as well as hours/time for each activity. References are not required but may be considered if submitted.

5. An individual may receive our scholarship only once.

6. Applicants will write his/her name only on the attached "Scholarship Application Form". Again, no name is to be written on the actual essay.

Any application not complying with any of the above requirements will be disqualified. Complete the scholarship application and attach it to your essay and resume. Place it in a flat envelope marked "Scholarship" and return it to the Encino Park HOA office no later than Monday, March 31st 2014, 2:00 P.M.

Only those applications received at the HOA office, 1923 Encino Rio, and complying with all requirements will be considered.

(Continued from Page 4)

and 78258 (Stone Oak) can you find a home with a decent backyard without the sound of traffic behind them?

Okay, so I did assert that home maintenance was "relatively" inexpensive and \$10k is not inexpensive. However, I doubt any of us spend anywhere near \$800 per month on home maintenance. The four percent is likely extreme cases of roof repairs, A/C replacement, or major electrical work, which in the Texas climate will always result in a repair. So, staying closer to \$2,500 annually...is this not worth it when considering the effect on your home's resale value and that of your neighbor's? Indeed, your neighbor's home value can have an effect on yours, which is incalculable in the near-term, and by the time you notice it may be too late. Poorly maintained properties fetch lower asking prices; properly maintained properties fetch higher. But what about neighborhoods? Well-maintained neighborhoods attract people and the more people looking at your house, the more negotiating power you have. If your home isn't for sale, it may be one day; and even if you never intend to sell it, consider this...we all want beautiful neighborhoods to live in.

In fact, most home maintenance costs little more than time and tools. So, objectively assess the condition of your home. Ask a neighbor what they think. Take small steps each month to clean the sidewalk, repair that weak fence picket, and spray for weeds (all of which cost pennies compared to your home's value). If you don't have a sprinkler system investigate rebates for laying mulch and drought-resistant plants. Make annual repairs and maintenance such as tree-trimming, gutter repair, and lawn fertilization, routine. Our neighborhood didn't remain this beautiful for 30 years without anyone paying attention. And for the record...although there are a few homes on my street in need of love and attention, we love our generally well-maintained neighborhood. Thanks Neighbors!

Out to Lunch

In March we will eagerly revisit The Cheesecake Factory at North Star Mall. We will go on Friday, March 28th at 11:30. We dined there a couple of years ago and since everyone always enjoys this popular restaurant so much it was chosen again for this month's outing. As always, ALL Encino Park ladies and friends are invited. Please call Janet at 481-9956 by Wednesday the 26th if you plan to go. Carpooling will be available, and they do offer valet parking for diners.

Our January gathering was held at River City Seafood and Grill at 1604 and Tuscany Stone. Nine ladies were able to free up their schedules and braved the cold winter weather to enjoy the delicious food at this Louisiana-inspired establishment. We enjoyed servings of their delicious warm bisques and gumbo, as well as other offerings from the extensive and varied menu. Adding in the fabulous service we received, we had a very delightful time there. Do visit this great restaurant if you have not. Several of us had been there before and were glad to be returning, and we will all be going again!

Thank you to Dianne Patrick for hosting!



ENCINO PARK WOMEN'S CLUB SCHOLARSHIP APPLICATION

2014

Name _____

Address _____

Phone Number _____

Years at this address _____

What schools are you applying to? _____

Are you or your mother a Women's Club member? _____

If no, were you or she a past member? _____

How many years in total was the membership? _____

Briefly, in what capacity have you/she served? _____

Please attach this application to your essay and resume. Place it in a flat envelope marked "Scholarship" and return it to the Encino Park HOA office, 1923 Encino Rio, no later than Monday, March 31st, at 2:00 P.M. Only those applications received at the HOA office, 1923 Encino Rio, will be considered.



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