



# Message From Your Board of Directors

The Kallison Ranch HOA held a Town Hall meeting in May of 2018 - Thank you to the approximately 40 members that attended the meeting and presentation.

The presentation included a review of the Association's financial position, provided an update on the status of the development of the community and ended with a Q & A session. For your reference, below is a summary of the topics discussed.

**Maintenance of the common areas:** A new landscape maintenance contractor was hired in April 2018 and the crews have reworked the plant beds and made several repairs to the irrigation system. The greenbelt between Kallison Ranch and the Windgate community needed maintenance and several owners voiced their concerns about this. The greenbelt was cleared in early July and has been added to the quarterly schedule in the landscape maintenance contract. The board members recently entered into a revised maintenance agreement for the pond to further address lily and hydrilla growth. The first treatment is scheduled for the week of August 20th.

**Neighborhood Advisory Committee:** The board is requesting residents to volunteer to be part of the Neighborhood Advisory Committee, which is planned for 5 members. The committee will work with the Board of Directors and FirstService Residential Management Team to communicate and address the needs and concerns of the community at large.

**Playground Shade Covering:** Members inquired about a shade cover for the playground. The board has considered this request several times, including bidding the project to multiple vendors. The cost of the shade covering in the last round of bids was approximately \$25,000. The HOA does not have the financial ability to cover this expense in addition to normal operating and reserve expenses for the association. After the meeting, the board again discussed this request and agreed that the HOA would likely be able to cover half of the expense, with the other half (\$12,500) to be covered by either 1) a special assessment to all residents or 2) funds raised or donated by residents. The board would like the Neighborhood

Advisory Committee, once established, to provide input on both of these options.

**Process for handling past due assessments:** The Association has a collection policy in place which calls for owners with past due accounts to receive letters (both regular and certified mail) at 30, 60, and 90 days. Each letter provides options for members to pay in full or to request a payment plan from the board of directors. After the final letter (at 90 days, again with a 30-day option to pay), the member's account history is compiled and forwarded to the attorney for collection. Due to state law, this process can take another 6-18 months. During this time, the attorney works with the delinquent member to review the process and provide options such as payment plans, filing liens and lastly foreclosure. While the upfront legal expenses to enforce the collection policy are paid by the Association, the legal fees are passed on to the delinquent member's individual account and the delinquent member is required to pay the legal fees incurred throughout this process.

**Access to the Kallison Ranch financials:** Members can locate copies of the Kallison Ranch HOA financials on the community portal provided by FirstService Residential. Please review the article in this newsletter that provides instructions on how to setup an account on the community portal. Due to confidentiality requirements, individual members' past due amounts cannot be disclosed. However, the balance sheet does provide the total aging amount. Periodically, a breakdown of the past due amount that is at the attorney for collection will be disclosed. Most likely this will occur at the annual meeting of the membership and the semi-annual town hall meetings.

**Becoming a Board Member:** Several members inquired about opportunities to serve on the board of directors and how the process evolves during the development period. During the development period, the Declarant (the owner of the land being developed) appoints the board of directors. There is a point when the Declarant

*(Continued on Page 4)*

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### ACCOUNTING EMAILS

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### AMENITIES RESERVATIONS

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#### September 1, 2018

Back to school bash & movie night featuring  
*The Greatest Showman*. Please join us for snacks  
while they last.

#### Plan for October!

Neighborhood garage sale  
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Annual Meeting (*date to be determined*)

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## **So I Live in a HOA? What Exactly Does That Mean?**

A homeowner association (HOA) is a non-profit corporation that is created by a developer when a community is in the planning stages and prior to sale of the first home. Membership in the association is mandatory. The association is governed by a board of directors which initially is the developer (the land owner) and their representatives. Control of the association remains with the developer until a specified percentage of homes are sold or a specified time frame has elapsed. The developer then transitions control to a new board of directors which are elected by the homeowner members.

Homeowner associations are subject to state laws governing non-profit corporations. In addition, homeowner associations are subject to federal laws that govern things like fair housing, satellite dishes and even swimming pools.

Every homeowner associations has its own unique governing documents. These are the bylaws, which outline how the board members govern the association, and the restrictive covenants. The restrictive covenants are prepared by the developer and recorded with the deed and they are legally binding. Hence the term, deed restrictions, a term you will hear often in a mandatory homeowner association.

The covenants are intended to define the standards of the community in order to protect property values, but they do vary depending on the features of a community. They control everything from parking to fences, sheds, and improvements such as decks, patios, pools, and home additions. Even basketball goals and exterior paint colors and fence stains in some communities. This is why it is SO important to review your governing documents before making any changes to the exterior of your home or property.

People who buy homes in a community with a homeowners association do so because they value community appearance. Members cannot let their yard grow up in weeds, park boats and RVs in the driveway, ignore exterior maintenance, or paint their house with psychedelic colors. Protection of home values and the community overall is a mutual benefit for members of an association. The financial investment is significant and members want their community to be a desirable place to live. Protection and maintenance of the pool, parks, trails, and ponds is also important. The policies that vary from pool rules to the collection of assessments are all equally important as they establish the structure for standards of conduct in an association.

But the assessments, ugh! No, not really. Buyers desire the benefit of shared amenities like pools, playgrounds, parks, trails, fishing ponds, tennis courts, and clubhouses. The costs of operating and maintaining the community amenities as well as general operating expenses, like postage, copies, legal fees, landscaping maintenance, gate maintenance, etc. are paid by members in the form of assessments. The assessments are mandatory and failure to pay can lead to late fees, interest, legal fees, property liens and even foreclosure.

New to Kallison Ranch and the whole homeowner association process? If you are a new owner/member in the community, take the time to read your governing documents. Unable to locate them? Register on the Kallison Ranch community portal where you will find a copy of the documents, along with financial information, forms for pool passes and exterior improvements (these projects require prior approval). Take the time to review the docs so you can avoid the frustration and embarrassment of a violation letter.



## 38th Annual Medina Lake Cajun Festival

**Saturday, September 22nd 11AM-10PM**

Bring the family out to enjoy the #1 cajun festival in Texas. The 38th Annual Medina Lake Cajun Festival will feature live entertainment, a gumbo cookoff, plus the usual BBQs and chili competitions and more family fun! Admission is \$10, and children 10 and under enter free.



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will add one homeowner to the board. Your bylaws state the following about this important juncture in the process of building your community:

**“In accordance with Section 3.05 of the Master Covenant, within one hundred and twenty (120) days after seventy-five (75%) of the Maximum Number of Lots that may be subjected to the terms and provisions of the Master Covenant have been conveyed to Owners other than Declarant or a builder in the business of constructing homes who purchased the Lots from the Declarant for the purpose of selling completed homes built on the Lots, the President of the Association will thereupon call a meeting of the Members of the Association (the Initial Member Elected Director). Declarant will continue to appoint and remove two-thirds (2/3) of the Board after the Initial Member Election Meeting until expiration or termination of the Development Period.”**

It will be several years before we reach this point in the community. However, that is why the Board of Directors opted to form a Neighborhood Advisory Committee. Currently, there are openings on this committee and we encourage you to contact your Community Manager at FirstService Residential for more information.

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## Myths About Bullying



### 1. Bullying is the same thing as conflict.

Wrong. Bullying is aggressive behavior that involves an imbalance of power or strength. Often, bullying is repeated over time.

Conflict involves antagonism among two or more people. Whereas any two people can have a conflict (or a disagreement or a fight), bullying only occurs where there is a power imbalance—where one child has a hard time defending himself or herself. Why is the difference between bullying and conflict important? Conflict resolution or mediation strategies are sometimes misused to solve bullying problems. These strategies can send the message that both children are “partly right and partly wrong,” or that, “We need to work out the conflict between you.” These messages are not appropriate messages in cases of bullying (or in any situation where someone is being victimized). The appropriate message to the child who is bullied should be, “Bullying is wrong and no one deserves to be bullied. We are going to do everything we can to stop it.”

What does work? Research suggests that the best way to deal with bullying is through comprehensive programs that focus on changing the climate of a school and the social norms of the group. For more information, see the tip sheet entitled, “Best Practices in Bullying Prevention and Intervention.”

### 2. Most bullying is physical (involves hitting, shoving, kicking).

Physical bullying may be what first comes to mind when adults think about bullying. However, the most common form of bullying—both for boys and girls—is verbal bullying (e.g., name-calling, rumor-spreading). It is also common for youth to bully each other through social isolation (e.g., shunning or leaving a child out on purpose).

### 3. Bullying isn't serious. It's just a matter of “kids being kids.”

Bullying can be extremely serious. Bullying can affect the mental well being, academic work, and physical health of children who are targeted. Children who are bullied are more likely than other children to have lower self-esteem; and higher rates of depression, loneliness,

anxiety, and suicidal thoughts. They also are more likely to want to avoid attending school and have higher school absenteeism rates. Recent research on the health-related effects of bullying indicates that victims of frequent bullying are more likely to experience headaches, sleeping problems, and stomach ailments. Some emotional scars can be long-lasting. Research suggests that adults who were bullied as children are more likely than their non-bullied peers to be depressed and have low self-esteem as adults.

Children who bully are more likely than other children to be engaged in other antisocial, violent, or troubling behaviors. Bullying can negatively affect children who observe bullying going on around them—even if they aren't targeted themselves.

### 4. Bullying doesn't happen at my child's school.

Bullying is more common at some schools than others, however it can happen anywhere children and youth gather. Studies show that between 15- 25% of U.S. students are bullied with some frequency (“sometimes or more often”) while 15- 20% admit that they bully others with some frequency within a school term. The best way to find out about bullying at your child's school is to ask children and youth, themselves. One good way to do this is by administering an anonymous survey about where bullying occurs, when it occurs, and how often it occurs.

### 5. Bullying is mostly a problem in urban schools.

Bullying occurs in rural, suburban, and urban communities, and among children of every income level, race, and geographic region.

### 6. Bullying is more likely to happen on the bus than at school.

Although bullying does happen on the bus, most surveys indicate that bullying is more likely to occur on school grounds. Common locations for bullying include playgrounds, the classroom, the cafeteria, bathrooms, and hallways. A student survey can help determine where the hotspots are in any particular school.

### 7. Children and youth who are bullied will almost always tell an adult.

Adults are often unaware of bullying—in part because many children and youth don't report it. Most studies find that only 25%-50% of bullied children talk to an adult about the bullying. Boys and older children are less likely than girls and younger children to tell adults about bullying. Why are children reluctant to report bullying? They may fear retaliation by children doing the bullying. They also may fear that adults won't take their concerns seriously or will deal inappropriately with the bullying situation.

### 8. Children and youth who bully are mostly loners with few social skills.

Children who bully usually do not lack friends. In fact, some research finds that they have larger friendship networks than other children. Importantly, they usually have at least a small group of friends who support and encourage their bullying behavior. Bullies also generally have more leadership skills than victims of bullying or children not involved in bullying.

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## Healthy Highlights September, Healthy Aging Month

By Matt McMillen

1. Get moving. Exercise regularly to maintain a healthy body and brain.
2. Stay social. Take a class, volunteer, play games, see old friends, and make new ones.
3. Bulk up. Eat beans and other high-fiber foods for digestive and heart health.
4. Add some spice. Add herbs and spices to your meals if medications dull your taste buds.
5. Stay balanced. Practice yoga or tai chi to improve agility and prevent falls.
6. Take a hike. Brisk daily walks this September can bolster both your heart and lungs.
7. Sleep well. Talk to a sleep specialist if you don't sleep soundly through the night.
8. Beat the blues. If you've been down for a while, see a doctor. Depression can be treated.
9. Don't forget. To aid your memory, make lists, follow routines, slow down, and organize.

### Expert Tips on Healthy Aging

Tips from Gary W. Small, MD, professor of psychiatry and biobehavioral sciences, David Geffen School of Medicine at UCLA, and director, UCLA Longevity Center

- Take a daily brisk walk with a friend -- you'll get an aerobic workout, and the conversation will exercise your brain and reduce stress.
- To help control the urge to overindulge, just imagine eating that sweet treat. Research shows the fantasy dessert will satisfy you, and you'll actually eat less.

Tips from Carla Perissinotto, MD, MHS, assistant professor of medicine, division of geriatrics, department of medicine, University of California, San Francisco

- Every few months, review your over-the-counter drugs with your doctor for any potentially unsafe ingredients. I do this for my parents whenever I visit their home.
- Try yoga. All types help maintain physical and emotional health. My favorite is Kundalini yoga, which focuses on meditation and strengthening.

Tips from Elizabeth Eckstrom, MD, MPH, director of geriatrics, Oregon Health & Science University, Portland, Ore.

- Follow a Mediterranean diet to help prevent memory impairment and heart problems. I love salmon covered with fresh thyme and lemon slices and grilled on a plank.
- I do tai chi three days a week, and it dramatically improves my balance. Seniors can do it, too, and cut their risk of falls by almost half.

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### 9. Bullied kids need to learn how to deal with bullying on their own.

Some children have the confidence and skills to stop bullying when it happens, but many do not. Moreover, children shouldn't be expected to deal with bullying on their own. Bullying is a form of victimization or peer abuse. Just as society does not expect victims of other types of abuse (e.g., child maltreatment or domestic abuse) to "deal with it on their own," we should not expect this from victims of bullying. Adults have critical roles to play in helping to stop bullying, as do other children who witness or observe bullying. To learn more about what you can do to help, visit <http://www.stopbullyingnow.hrsa.gov/adult/indexA.dult.asp?Area=teacherscorner>

### 10. Most children and youth who observe bullying don't want to get involved.

The good news is that most children and youth think that bullying is "not cool" and feel that they should do something if they see it happen. In a recent study of tweens, (Brown, Birch, & Kancherla, 2005), 56% said that they usually either say or do something to try to stop bullying that they observe or tell someone who could help. These children and youth play a critical role in helping stop bullying in schools and communities.

These and other materials are available online at: [www.stopbullyingnow.hrsa.gov](http://www.stopbullyingnow.hrsa.gov)



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