



Reminders

Curb appeal is an effective way to preserve property values, promote safety and keep neighbors happy. We would like to remind you of a few requirements in your governing documents that all homeowners must follow to achieve this goal:

Holiday decor should have been removed by January 30th. If you have not removed yours, please do so as soon as possible.

Please remember that all trees need to be trimmed to provide an 8-foot clearance. This is especially important when near a sidewalk, or over-hanging a fence or street, but this requirement is not limited to just these areas.

Clutter (i.e. ladders, buckets, coolers, brush, pots with no plants, trash bags etc.) should not be stored on the side of the house, driveway or visible from the street or your adjoining neighbor's property.

Portable basketball hoops should be placed close to the garage when not in use and should never block a sidewalk or be placed in the street.

Mold and dirt on house sidings needs to be cleaned/removed.



Broken garage doors, torn screens, missing or damaged shutters and fences need to be repaired or replaced.

Trashcans should be hidden from view of the streets and adjoining neighbors on non-collection days.

Pets should be on a leash at all times and waste picked up.

Trailers, boats, jet skis and other recreational vehicles should not be visible from the street or your adjoining neighbors. .

Drivers should adhere to all posted traffic signs and maintain a safe speed in the neighborhood.

Exterior property changes, additions, or modifications require

approval from the Architectural Control Committee. If you have a project you would like to submit, please call 210-829-7202 Option "0" or email casatx@fsresidential.com for an application.

Pods used for the purpose of packing, storing or moving are allowed for a limited time but must be reported to the association manager.

Please be sure your yard and bedding are free of weeds and lawn is mowed and edged.

Please be sure you are in compliance with your governing documents.

Thank you FirstService Residential



Pool Opening Date is March 9th

Pool Hours 6am-9pm

If you need a pool key please contact FirstService at: gatessatx@fsresidential.com

Cost per key is \$15.00 each

--- Kallison Improvements---

The Pool has been resurfaced, please watch for a new shade structure over the playground.

IMPORTANT NUMBERS

FIRSTSERVICE RESIDENTIAL SAN ANTONIO

3424 Paesanos Parkway, Ste. 100, Shavano Park, TX 78231

24-Hour Customer Care Center:210.829.7202, Opt. 0

Main Office Phone:.....210.829.7202

Office Hours: 8:00 am – 5:00 pm Monday-Friday

Email:.....info.sa@fsresidential.com

Community Manager | Yvonne Podufaly

Email:.....Yvonne.podufaly@fsresidential.com

Phone:..... 210.582.6019

DEPARTMENT EMAILS

ACCcasatx@fsresidential.com

Resalesresalessatx@fsresidential.com

Gates (Pool)gatessatx@fsresidential.com

ACCOUNTING EMAILS

Accounts Receivablearsatx@fsresidential.com

Accounts Payableapsatx@fsresidential.com

Collectionscollectionssatx@fsresidential.com

AMENITIES RESERVATIONS

Reservations Dept.SAReservations@fsresidential.com

Neighbor Advisory Committee

We are looking to from the Neighborhood Advisory Committee

Soon! If you are interested in being considered for that

Committee please fill out an application and return it to

Yvonne.Podufaly@fsresidential.com

(Continue to form on Page 3)

Eco-Friendly Lawn Care Tips

Maintaining your yard in a traditional manner isn't always the "greenest" endeavor. Whether it's using chemical-laden pesticides and fertilizer or working with greenhouse gas-producing lawn tools, some methods of lawn upkeep can be tough on the environment. Thankfully, there are plenty of eco-friendly ways you can keep your yard looking lush. So reduce your carbon footprint, and try some of these simple tips:

- Conserve water by watering your lawn more heavily but less often. By doing this, you're ultimately using less water because the heavier watering lasts longer, allowing you to spread out how often you have to water your lawn. Also, watering in the early morning or early evening gives water a chance to soak into the soil without evaporating as it would during the hottest parts of the day. Finally, consider switching to water-saving sprinklers and hose nozzles.

- Leave grass clippings on your lawn after mowing. This is an easy way to nourish your lawn because clippings help replenish your soil after they decompose, which in turn encourages healthy grass growth.

- Don't cut grass too short. Keeping your grass at the tall end of its optimal mowing height (usually between one and three inches depending on the type of grass) helps ensure that the root systems are deep enough to protect the grass from getting scorching by the summer sun. To avoid stressing the grass, a good rule of thumb is to cut no more than 1/3 of the grass's current height. Be sure to cut your grass often so that you don't have to take off too much with each mowing.

- Consider trading in your gas-powered lawn mower for an electric or battery-powered mower. Gas-powered engines contribute significantly to air pollution, so switching to an electric or battery-powered mower reduces carbon emissions. Both types of mowers are easy to start, and battery-powered mowers rechargeable and run up to 70 minutes. Electric and battery-powered versions of other gas-powered lawn tools, such as weed whackers and leaf blowers, are also available, so consider swapping those out as well.

- Go organic when choosing a fertilizer. Organic fertilizers take longer to show results than chemical fertilizers; however, organic fertilizer will improve your soil quality in the long run and yield a much greener lawn. Conversely, chemical fertilizers can deplete your soil of minerals, pollute ground water runoff and cause soil to become too acidic.

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Kallison Ranch Homeowners Association Neighborhood Advisory Committee (NAC)

Purpose of NAC: Your Board of Directors encourages all homeowner members to volunteer as applicants for the Neighborhood Advisory Committee (NAC). 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. Feedback will also be used to assess future plans for the Association. There are five (5) positions available. Please return your completed form to Yvonne Podufaly, Community Manager at Yvonne.podufaly@fsresidential.com

VOLUNTEER PROFILE FORM

NAME: _____

ADDRESS: _____

Please provide your preferred email and your cell phone number:

EMAIL ADDRESS

CELL PHONE

Purpose of the Association: Kallison Ranch HOA was established to preserve, protect, and maintain the common areas of the community. Those areas include the features of all entrances, landscape, walls, fencing (as specified in the governing documents), the amenity center pool and pool house, playground, pond and pond pavilion, and greenspace including drainage areas. With this purpose and NAC duties in mind, please respond to the following request.

Please rank the following goals from 1 to 5 (1 being the highest and 5 being the lowest) in order of importance to you and provide the reason why:

___ Maintain Property Values _____

___ Enforcement of Deed Restrictions _____

___ Communication with Members _____

___ Financial Stability _____

___ Maintain/Improve Common Areas (pond, pool, landscape) _____

**Kallison Ranch HOA
3424 Paesanos Parkway, Suite 100
San Antonio, Texas 78231
Email: yvonne.podufaly@fsresidential.com
210-582-6019**



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