

POINT BLUFF

B U L L E T I N



the President's Message

At our last meeting on July 29th, there was great homeowner attendance and feedback given! We have 3 active working committees, and their reports follow. Any neighbor is welcome to join a committee, emails to do so are below.

The **HOA Annual Meeting is coming up on September 25th, 6:00pm** at the Swim Clubhouse. There are 3 Board spots available and I hope several of you will consider running for those positions. You should have received the Nomination form in the mail recently.

There will be 3 mini-National Night Out events in our 'hood this year! There will be 2 smaller ones, in the Peninsula down at the cul-de-sac (thank you Treviños) and at the Panzano Park (thank you Patti Bordelon). The larger event will be at the Medaris/Castellani Park and we hope you'll join us there with your side dish or dessert! Please see the flyer in this newsletter for more details.

The Board met to review the recently updated Reserve Study. The updated study recommends 4.3% dues increases each year over the next 5 years. This recommendation considers prudently

estimated capital expenses over the next 30 years. The Current Reserve balance is approximately \$867,000, and we anticipate significant investments in the coming 3 years into road maintenance and park structures replacement at a minimum.

You can find the Reserve Study and much more information at <https://pointbluff.connectresident.com>. If you have not yet registered, the process is easy!

If you want to join a committee, have a concern or suggestion about the neighborhood, please email Kem Morales: Kem.Morales@fsresidential.com and mona.schneider@fsresidential.com. If you do not get an email response from them, please email me at JimBarshop@yahoo.com and I will ensure your voice is heard or concern addressed.

Hope to see you at the Annual Meeting or the National Night Out event! All Point Bluff neighbors are encouraged to come to both.

Point Bluff HOA Annual Meeting

Point Bluff Swim Club

Clubhouse
18003 Point Bluff Dr.
San Antonio, TX 78258
Wednesday, September 25, 2019

**Check In – 5:30 p.m.
Meeting – 6:00 p.m.**

*Be sure to check your email
& mailbox for the notice & ballot.*



Landscape Committee Report



The Point Bluff Landscape committee is in full swing! We have created the desired scope for improving the landscape at the main Point Bluff entrance, all median spaces going up Point Bluff Drive, the entrance to the Peninsula and all of the community parks within the Gardens on Point Bluff.

A Request for Information document was submitted to three (3) landscape contractors to help develop final scope for a formal bid to complete the public spaces. Responses are being reviewed in preparation for developing the formal Request for Proposal document to be issued late Fall.

The goal is to have the Board approve a uniform and comprehensive landscape plan that enhances all our common spaces using drought-tolerant and disease resistant Texas native plants. We anticipate installation in early Spring of 2020.

The Landscape committee has set the fall meeting schedule:

Sept 12th, 7:00 pm, Location: 3310 Medaris Lane
Sept 24th, 7:00 pm, Location: 18422 Point Bluff Dr
Oct 10th, 7:00 pm, Location: 3015 Panzano Place
Oct 24th, 7:00 pm, Location: 18422 Point Bluff Dr
Nov 7th, 7:00 pm, Location: 18626 Castellani
Nov 21st, 7:00 pm, Location: 18626 Castellani

Anyone is welcome to join! If you have any questions, please contact committee chair, Debbie Cesaro at dcesaro@att.net



**NATIONAL NIGHT
OUT**

**Get to Know
Your Neighbors**

**Tuesday,
October 1**

Hot dogs,
hamburgers and
more!

6:00 to 8:00 PM at
Medaris / Castellani Park

Please bring a side or desert to share and let
Anita Howe (anita_howe@hotmail.com)
or Marlene Eichelbaum (meichelbaum@satx.rr.com)
know what you will be bringing

**Bring your own
drinks and chairs**

Parks & Rec is Coming to Point Bluff!

Jerry A. Gibson

Many of you may have noticed the parking area on the south side of 1604 just west of the Huebner overpass, by the Salado creek bridge. That is the northernmost trailhead for the City's Salado Greenway Park. This particular trail is part of a larger system that encompasses Leon Creek, Medina River trail, Salado Creek south of Fort Sam Houston and the Mission Trail on the San Antonio river.

The trail is currently being extended from the 1604 trailhead through Salado creek to Eisenhower Park and then to the Rim shopping center and beyond. The City estimates this construction will be completed summer of 2020.

These trails provide walkers, runners and bicycle riders unlimited access to safe and comfortable trails. There are no cars or other motorized vehicles allowed on the trails. Typically, the trails also provide access to existing city parks, such as Hardberger, McAllister and Schnabel parks.

The path of the new trail takes it very close to Point Bluff and other Rogers Ranch neighborhoods. There is a map at the 1604 trailhead which clearly shows where the trail will be. There will be an access point on the north side of 1604 by the apartments. Unfortunately, Rogers Ranch will not have safe or convenient pedestrian access to the trail due to topography and the 1604 right-of-way.

The City allows subdivisions to provide access paths to the trail. For instance, Inwood has a very attractive access point. The Board at Point Bluff has formed an exploratory committee, chaired by Scott de la Garza, to explore possible sites for an access trail. This committee will be working with the City to determine sites that comply with their requirements. There are several potential access points in Rogers Ranch that are under consideration. One site that is under particular scrutiny would involve tying onto the existing pathway that parallels Rogers Ranch parkway.

Some folks have voiced questions about security concerns. Presently, there is essentially no security in the Salado creek that abuts Rogers Ranch. Once the parkway is opened there will be regular Park Police patrols, regular patrols by trail watch riders employed by the City, and a group of volunteer trail watch riders. There will be regular maintenance vehicles throughout the parkway. I can speak from experience that virtually every one using the park has a cell phone and can call 911 if there is a problem. The park closes at sundown.

If you have any questions or suggestions, please feel free to call me at 210-867-4784.

HOA Manager's Report

Mark your calendars to be sure and not park or leave your trash/recycle cans on the street **the third Thursday each month, October 17th, November 21st and December 19th.** This is when the street sweepers are in Point Bluff.

We are excited to introduce ClickPay as our new and improved way for you to manage and pay your HOA assessments and other fees. Go to: www.ClickPay.com/FirstService to register. If you would rather mail your payment please send it to Point Bluff HOA, PO Box 62052, Newark, NJ, 07101-8062.

The FirstService Residential Connect online portal has been designed to help access Community Documents, contact the Association Manager, obtain community news and information, manage your account, search the community directory and the community calendar. You will need to login and register at: <https://pointbluff.connectresident.com>. If this is your first time logging in, please select Resident Access then Register and follow the registration process. Please add your contact info if you wish to our neighborhood directory! If you have any issue with this process, please contact the Care Center at 877.378.2388.

It is important to have your email and/or phone number on file with FirstService Residential. There have been occasions while on the property that I have witnessed a situation at a member's home that they needed to be made aware of. But unfortunately, I did not have a way to contact them. In one instance, after a couple of phone calls, I was able to contact the Realtor and they in turn contacted the member.

Time to clean out the garage, storage shed, attic and closets! The Rogers Ranch Community Garage Sale is scheduled for Saturday, November 2, 2019. Remember, one man's trash is another man's treasure.

Point Bluff Swim Club Events – Halloween Party will be October 26th, 5 p.m. - 7 p.m.

Santa Visit will be December 22nd, 11 a.m. - 1 p.m.

The clubhouse is available for holiday parties and events. If you wish to make a reservation or check to see if the date you want is open email SAReservations@fsresidential.com.

Mona Schneider, Association Manager, 210-582-5995, mona.schneider@fsresidential.com



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Safety & Security Committee Report

The Committee meets regularly to discuss security and safety issues. Roving patrols, resident vehicle stickers, vehicle speeding, and replacing our existing gate cameras have all been discussed recently.

Currently, an off-duty officer patrols our community and Salado Canyon in an unmarked vehicle three days a week, for three hours each day. During the shift, the officer monitors the neighborhood, the pool complex, and our neighborhood parks. They can make arrests for criminal mischief, burglary of vehicles, active County warrants and can issue citations for non-moving violations in our subdivision. We are considering whether increasing this up to 8 hours a day, 7 days a week, would be worthwhile (approximately \$11 per household per month if Salado Canyon HOA participated with the increase). We are also considering whether the patrol vehicles should be marked.

Making stickers available for our residents' vehicles is under consideration, so that vehicles observed in the community could be readily identified as belonging here. Sticker use by neighbors would be optional, but encouraged.

Vehicle speeding in Point Bluff continues to be a challenge. We are discussing speed bumps, speed signs, and stop signs as options to reduce speeds. We are also hoping an appeal in this Newsletter to our residents will help. Please, please slow down and remember your neighbors, their kids and pets walk along the streets with you.

We are looking into the cost/benefit of replacing our existing gate camera system with a License Plate Recognition camera system.

Previous committee work on gate replacement and a manned or virtual entry guard is currently tabled for future discussion, as we consider the value that less costly solutions can provide.

Remember though, your security is your responsibility.

Our next scheduled meetings will be on Wednesday, September 11th and October 23rd at 6:30 pm in the Clubhouse. Anyone is welcome to join the committee!



*HELP KEEP OUR
NEIGHBORHOOD
BEAUTIFUL!*

Be a Hero this Halloween

Being a hero goes beyond dressing up in a costume this Halloween season. Children, families and schools across the country can channel their own superpowers to help deliver lifesaving supplies to children in need this October.

One way to use your superpowers is to Trick-or-Treat

for UNICEF, which began in 1950 when girls and boys across the United States collected coins in hand-painted milk cartons to help children affected by World War II. Celebrating its 69th year, this



nostalgic tradition continues today as America's longest running youth volunteer program with generations of children running door to door holding signature orange boxes and singing, "Trick-or-Treat for UNICEF."



With over \$180 million raised for health care, education, nutrition and more, the program has evolved into a month-long celebration of the power of kids helping kids. Throughout October, kids, parents and teachers across the country can be real superheroes by collecting donations, big and small.

Equipped with the iconic orange boxes, families can raise funds that add up to lifesaving change. As little as \$1 can provide safe water to a child for more than 2 months; \$3 can provide seven packets of therapeutic food; \$5 can provide a pack of 10 notebooks and \$7 can provide one warm fleece blanket for a child.

Halloween has become a "heroic" way to help others and build the next generation of global citizens. When kids trick-or-treat for a cause, they learn about global issues and feel empowered to make a difference.

Start creating real-world change by picking up your own little orange box. With the support of Visa Inc., the iconic box will glow in the dark, allowing superpowers to shine even brighter.

Visit TrickorTreatforUNICEF.org to download a DIY change box, donate online or find an event near you. Share your story on social media with #TOT4UNICEF, #WeCanAllBeHeroes and #KidsHelpingKids.

Halloween Candy Bark



Just in time for Halloween, brew up a batch of these colorful treats.

Ingredients

- 1-pound vanilla candy bark, candy melts, or white chocolate
- mini pretzel twists
- chocolate sandwich cookies with orange filling
- candy corn
- assorted seasonal sprinkles
- additional candies of your choice

Directions

1. Prepare a baking sheet by lining it with parchment paper; set aside.
2. Chop or break any larger candies, cookies, or pretzels; set aside.
3. Melt the vanilla candy bark (or white chocolate) as directed on package.
4. Pour about half of the melted chocolate onto the lined baking sheet, then spread about 1/4 inch thick.
5. Working quickly, add an assortment of pretzels, cookie pieces, and candy corn (or other candies) in a single layer.
6. Pour the remaining melted chocolate on top of the pretzels and cookies, then add additional toppings, including sprinkles.
7. Set aside and allow the chocolate to cool fully, or place the entire baking sheet in the freezer for 10 minutes to speed up the process.
8. Once the chocolate is fully set and cool, break the candy bark into pieces.
9. Store Halloween Candy Bark in an airtight container for up to a week.

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