



September/October 2017

Trinity Oaks Homeowners Association **NEWSLETTER**

A Neighborhood News™ Publication authorized by the TOHOA Board of Directors and Chief Editor Michael Brummett

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Who Do You Call?

Emergency – 911

In the case of a fire, medical emergency, or when
you feel threatened with bodily harm, call 911.

Non-Emergency

Fire Department: 830-980-4733
(for an active fire, call 911)

Bexar County Sheriff: 210-335-6000
(for emergency, call 911)

CPS Energy: 210-353-4357
(electric and gas service issues)

SAWS: 210-704-7297
(water and sewer emergencies)

HOA Management:
Diamond Association Management & Consulting
Eva Hecox - Community Manager
210-561-0606
eva@damctx.com

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POSTED ON FACEBOOK,
DOES NOT MEAN IT IS
TRUE!**

Texas House of Representatives



Lyle Larson

State Representative - District 122

Accomplishments of the Special Session

Hwy 281 Expansion Update

As we mentioned here before, construction is underway on the 281 expansion project!

For the last 15 years, we led the fight to get Hwy 281 north of Loop 1604 expanded without tolls, and we've done it. At a total cost of \$192 million, there will be 6 lanes in each direction with the north flyover connectors off Loop 1604.

As TxDOT contractors work to expand the freeway, we expect lane closures and detours over the course of the next few years. Stay updated by checking TxDOT's website to plan your commute. Here is a timeline of closures for next week.

For more about the project, please see TxDOT's 281 project site.

Annexation Reform

After the disappointing end to the 85th Legislative Session, when our annexation bill was killed as the clock struck midnight on the 139th day of the session, we gathered our resolve and worked to get the issue added to the Governor's special session call. With the help of thousands of property owners in Bexar County, we were able to get the item added to the agenda.

Senate Bill 6, the annexation reform bill filed in the special session, allows residents in an unincorporated Bexar County to vote on whether they want to be a part of San Antonio. For over a century, state law allowed home-rule cities

(continued on page 2)

DATES TO REMEMBER



**Fall Community Yard Sale
October 7th**



**Pool Closes
October 30th**

*(Continued from page 1)*

like San Antonio to unilaterally annex property in their extraterritorial jurisdiction. With the passage of Senate Bill 6, property owners will finally have a voice in the process.

We are very grateful for the help of Senator Campbell, Reps. Huberty and Cortez, and Speaker Joe Straus for all Public School Finance.

House Bill 21 provides a total of \$322 million for the 2018-2019 biennium:

\$150 million for the Hardship Grant, a glide path to help school districts with financial hardship and the expiration of Additional State Aid for Tax Relief (ASATR);

\$60 million for the buy down of the Existing Debt Allotment (EDA);

\$60 million for Charter Facilities Funding for qualifying charter schools; and

\$41 million for the Small District Adjustment to include districts that are under 300 sq. mi.

Adds an additional \$212 million to buy down premiums for TRS-Care or to assist those under TRS-Care in caring for their adult dependents with special needs.

Sets aside \$40 million from the Foundation School Program (FSP) to establish innovative grant programs for students with autism and students with dyslexia.

Provides the framework to establish the Texas Commission on Public School Finance.

Cracking Down on Mail-in Ballot Fraud

Senate Bill 5 clarifies current election law as it pertains to mail-in ballot fraud by elevating existing penalties for those who knowingly and intentionally deceive, mislead, or misinform voters.

SB 5 does the following:

Eliminates electronic signatures on applications for mail in ballots. Electronic and faxed applications must now be followed up by the original application with the original "wet" signature. Aligns with voter registration requirements. Enables and requires signature verification and ballot board committees to reject fraudulent ballots. Currently, these boards may not reject a ballot, they may only confirm the signatures are, or are not, a match.

SB5 grants them authority to deny if the signatures on the application and carrier envelope are not those of the voter, and/or do not match.

Also, adds liability to ballot board members who knowingly accept invalid signatures.

Creates new definition of "voter fraud", establishes a "voter fraud" offense (Class A Misdemeanor), and gives law enforcement the tools they need to go after violators.

Stands up for good public policy and repeals an amendment passed after HB 658 had left the House during the regular session. Had SB 5 not repealed this amendment:

Thousands of nursing homes and residential care facilities would be turned into temporary polling places - doubling or tripling the number of early voting locations that county offices must staff and supply.

Residents would be treated differently than other mail ballot voters, a direct violation of the federal Voting Rights Act.

Not only would this legislation disenfranchise a fragile group of Texans who have the right to vote an informed ballot, but it would also sacrifice the security and safeguards nursing homes and care facilities provide for these voters for their hard work to secure your right to vote.

Property Tax Reform

With regard to property tax reform, the House voted to put new limits on property tax growth and give property owners better information about appraisals and the setting of local tax rates, however, agreement wasn't reached with the Senate before the special session ended.

While the legislation introduced would not have provided real property tax relief in terms of a reduction in the amount you pay, it would have reduced the amount cities and counties could raise the effective tax rate before a roll back election would be triggered.

As school districts represent the lion's share of the property tax burden on property owners, true property tax reform will only be achieved with school finance reform. As you can see in the chart below, the State's share of education funding has consistently dropped over the last several years. To reduce your property taxes, the State needs to reform the school finance system, and commit to paying its fair share to school districts.



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Trinity Oaks Homeowners Association of Bexar County

CALL TO SERVE NOTICE:

Three (3) Board of Directors will be voted upon at the next annual meeting. Two (2) positions for a 3 (three) year term and one (1) positions for a 2 (two) year term. Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form below and return to Diamond Association Management & Consulting, at the address listed at the bottom of this form no later than 5:00 PM on September 11, 2017. All Candidate Profile forms received will be included in the formal annual meeting notice to be mailed prior to the annual meeting. If you have any questions, please call Diamond at (210) 561-0606.

ANNUAL MEETING REMINDER!

Date: September 27, 2017

Time: 7:00 PM

Where: INDIAN SPRINGS ELEMENTARY

25751 Wilderness Oak

San Antonio, TX 78261

Trinity Oaks Homeowners Association of Bexar County

BOARD OF DIRECTORS - CANDIDATE PROFILE FORM

NAME: _____

ADDRESS: _____

HOME PHONE: _____ **WORK PHONE:** _____

1. FAMILY: _____

2. EMPLOYMENT: _____

Brief Job Description: _____

3. PREVIOUS VOLUNTEER INVOLVEMENT: _____

4. OTHER PROFESSIONAL, CIVIC, OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____

5. REASON FOR SERVING:

I acknowledge that if elected to serve on the Board of Directors, I will accept those responsibilities as described in the Bylaws.

Signed: _____ **Date:** _____

Please Return to Diamond Association Management & Consulting no later than 5 PM on September 11, 2017 to be included on the ballot. You may Email, Mail or Fax.

Mail to: Diamond Association Management & Consulting, 6391 De Zavala Rd, San Antonio, TX 78249

Fax: (210) 690-1125 Email: eva@damctx.com



Comal ISD: Name the New Middle Schools

Individuals interested in submitting a name to be considered for a Comal ISD facility are asked to fill out and submit the New School or Facility Name Nomination form at www.comalisd.org. Review the Comal ISD Board Policy CW (Local) for specific facility naming guidelines.

It is recommended that nominations be made with a written statement containing:

- biographical data;
- significant contributions; and
- statement of why a school or facility should be named after the person.

Supplemental Materials

Other supplemental materials, such as in-depth biographies, news clippings, photos, letters of recommendation and/or other printed resources that would assist the board in making a decision should be sent via the Comal ISD Communications Department.

The public may submit the Nomination for Naming a New School or Facility form and supplemental materials by mail to: Comal ISD School Naming, Communications Department, 1404 IH 35 North, New Braunfels, TX 78130; or by email at communications@comalisd.org.



Source: www.comalisd.org

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WHAT IS NATIONAL NIGHT OUT?

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

Millions of neighbors take part in National Night Out across thousands of communities from all fifty states, U.S. territories and military bases worldwide. In Texas, it is celebrated on the first Tuesday in October. Neighborhoods host block parties, festivals, parades, cookouts and various other community events with safety demonstrations, seminars, youth events, visits from emergency personnel, exhibits and much, much more.

For more information, visit natw.org.

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Barking Dogs, Our #1 complaint right now!

We've been in contact with a compliance officer with Bexar County Sheriff's Department on several repeat offenders of, not only pet nuisances prohibited by your restrictive covenants, but County regulations pertaining to pet nuisances as well. The County previously encouraged the purchase of silencing devices that are meant to curb a dog's urge to bark at inappropriate times; however, the most amicable solution to the problem is to not leave your pet in a backyard, unattended, during daytime or nighttime hours as a courtesy to your fellow neighbors.

We sincerely hope that all pet owners in Trinity Oaks HOA understand and appreciate that all owners have the right to enjoy their property at all times, but specifically at night without being kept awake by barking dogs. Please understand...this is a serious matter and should be considered as such. If you are a pet owner, please pay close attention to your animals and ensure you are following all required regulations. This includes applicable leash laws.

Be advised that it is considered "Disorderly Conduct"

with Bexar County Sheriff's Department when someone is disturbed by a neighboring residence, whether it be an aggressive animal or barking dogs. This action comes with an immediate citation if observed by an officer. It is the responsibility of the affected resident to call and issue a formal complaint with Bexar County directly. If desired, you can remain anonymous; however, it will be required to report the address that the disturbance is coming from. While reporting disturbances to management certainly assists with tracking the complaints, the homeowners association cannot place the formal complaint call to Bexar County on your behalf. It must be reported by the affected party who has firsthand knowledge and experience of the disturbance.

Obviously, if there is a threat to safety by an aggressive animal, please call 911. Other complaints can be reported by calling the main non-emergency number for the Bexar County Sheriff Department at 210-335-6000. If the disturbance is taking place during evening and overnight hours, it is important to call and make the complaint when the disturbance is happening. This will initiate the necessary documentation with Bexar County to further pursue the violation.

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NO SOLICITORS in Trinity Oaks

Trinity Oaks is an attractive target to uninvited door-to-door solicitors. Selling anything from vacuums to pest control to roofing, outside solicitors can be a nuisance and a potential criminal element. Trinity Oaks has "No Solicitors" signage posted at each entrance, as well as a very clear No Soliciting policy. Here are some tips on how to handle uninvited outside solicitors.

- **Choose to not answer the door.** Ignoring a solicitor minimizes the chance of being the victim of a criminal posing as a salesperson.
- **Say "No thank you." and shut the door.**
- **If you choose to listen, do not invite the solicitor inside.** You have no obligation to open up your home, even if it is raining or cold/hot. Open the door enough just to talk for a minute. Keep your hand on it to make it clear you're in charge of your home.
- **Use friendly, but direct language.** You don't have to slam the door in his or her face or use profanity, but make it clear you aren't interested. The main part of his or her job is making sales pitches to people, the majority of whom will not buy the product. Don't let your time be wasted by fruitless persuasion techniques. State firmly and definitively that you wish to be left alone. Example: "Thank you, but I'm not interested in a roof inspection right now. Have a nice day."
- **Avoid inviting body language.** Being confronted face-to-face requires that you provide non-verbal cues as to how you feel. Looking serious or like you have somewhere you need to go are good ways to convey that you don't have time for the sales pitch. It's okay to look stern, but again, there's no need to be outright rude or unfriendly. Making eye contact is the cue that you're being direct about not wanting what's being offered.
- **Be prepared to interrupt.** Salespeople have been trained to talk fast to prevent this from happening. Raise your voice slightly, while staying friendly, and let him or her know you aren't interested again. For added effect, hold up your hand to signal you're about to say something. Example 1: "Thanks for the information, but I really don't need a vacuum cleaner right now." Example 2: "Thanks, but I'm satisfied with my current provider." If he or she really isn't getting the message, start closing the door immediately after you say this. A slow, yet determined movement indicates that you're ending the conversation.
- **Let the solicitor know that this is a "No Soliciting" community.** The solicitor is trespassing on private property. Asking a solicitor to exit the community is completely within our rights. Call the Bexar County Sheriff's Office (BCSO) non-emergency number to report a violation.

- **Report inappropriate behavior.** If you find a solicitor to be uncomfortably aggressive, call the BCSO non-emergency number. Ensure to report the solicitor's full name. Jot down some of the details right after the incident so you remember everything to report to BCSO.
- **Report a solicitor's vehicle parked in the pool/play area parking lot to Diamond Management at 210-561-0606.** This area is private community property. Notify Diamond so that they can advise the solicitor's company to remove the vehicle. Diamond enforces a towing policy if the solicitor does not remove the vehicle.

Criminals often pose as solicitors before committing crimes. Our "No Solicitors" language enhances community safety and quality of life. Purchasing a product or service and/or erecting a temporary yard sign from an uninvited solicitor rewards bad behavior – the intentional disregard of our community's wishes and bylaws. A solicitor's perceived right to earn a living ends where our property rights begin. As a community, we owe it to ourselves and our neighbors to take ownership of this issue. When we consistently address each instance of outside solicitors, it maintains the safety of our community and enforces our property rights.



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