

*Laura Heights Estates  
Home Owners Association Newsletter*

[www.lauraheightsestates.com](http://www.lauraheightsestates.com)



Hello Neighbors!

**A Note from the Board of Directors**

We held our Annual HOA Meeting in November and had a good discussion with those present about our expenses, potential future liabilities and annual assessments. At our Board meeting on December 13<sup>th</sup> the Board unanimously approved an increase in the annual assessment from \$250 to \$275. The \$250 HOA assessment has remained unchanged since early 2007 and the Board of Directors has not seen a need to increase dues since homeowners assumed control of the HOA from the Developer. However, expenditures over the past two years have exceeded annual income and greatly reduced the Association's ability to cover unforeseen liabilities in the future. During this time, the HOA has been forced to spend over \$40,000 replacing the Laura Heights Entrance sign that was collapsing, as well as partnering with the City of Schertz to make major drainage repairs in drainage ditches providing outflow from the Ivy Estates retention pond. These costs were on top of the expected neighborhood yearly maintenance budget. We also lost the income produced by new home sales as the last homes were completed last calendar year. While none of us wanted to increase the assessment, we all agree that making this increase is in the best fiscal interest of our Association to keep us financially sound for the future.

**HOA Management**

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**New Board Member(s)**

We welcome Joseph “JP” Pearson to the Board and also congratulate Joe Monroe for his re-election. JP and Joe will serve 3 year terms on the board. We also want to offer our sincere thanks to Don Byrd for his service the past year. Don, we appreciate your contributions to our community!!

Warm Regards,

*Laura Heights Estates Board of Directors*

**Update Contact Data (Homeowners)**

Update Contact Data (Homeowners). Please send an email to [manager@damctx.com](mailto:manager@damctx.com) with your email address so you can stay up to date on our community. Texas State Law permits HOAs to communicate with homeowners by email. Our HOA uses email as our primary means of communication. You may now register multiple email addresses to receive the newsletter and any other Home Owner Association distribution.

**Laura Height’s National Night Out**

This year like most communities across the nation, Laura Heights celebrated National Night Out. The night was filled with fun and games for all ages. There were even some raffles. This year the city of Schertz was well represented in our community. It is events and opportunities like this that we get a chance to show

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and tell our community leaders our community and to gain their support in our community.



Pictured from left to right: John Kessel, City Manager of Schertz; Two representatives from Schertz PD (Unnamed); Robin Thompson, Place 5 Councilman of Schertz; Lance McCallie; Don Byrd; Kade Long, Asst. Fire Chief of Schertz; and Virgel Thompson.

Advanced Solar again provided grilled hamburgers and hotdogs.



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The National Night Committee

**Architectural Control Committee**

We would like to remind our homeowners that almost any improvement you make to the exterior of your home requires submission of an "ACC Home Improvement Form". The form is available at [www.lauraheightsestates.com](http://www.lauraheightsestates.com) under the "Residents" tab. It's an easy process that will protect your investment in your home improvement.

**Yard of the Quarter/ Holiday Decorations Committee**

Laura Heights Estates is proud to announce that the Yard of the Month Program has been up and running for a year now. The program was initially started on a quarterly basis, recognizing yards of the month each quarter (March, June, September, December) for their outstanding appearance and maintenance. We will continue to award the Yard of the Monthly quarterly with hopes that in the future we can award it monthly.

The Yard of the Month winners receive a 25.00 gift card from Home Depot and the honor of displaying the Laura Heights Estates Yard of the Month sign in their yard.

**September Winner**

The winner for the Yard of the Month for September was Mr. and Mrs. Flannigan at 7008 Laura Heights. Congratulations to John and Kathleen for having and maintaining such a beautiful yard. The yard was chosen based on the mixture of trees, shrubs/flowers, the variety of color, the overall appearance, and grooming of the lawn.

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## **December (Holiday) Winner**

Congratulations to Mr. and Mrs. Harris at 10512 Jody Heights for being selected as the winners of the Holiday Yard of the Month. Bobby and Linda's yard was chosen based on the Holiday Theme with a mixture of lights and color, also the maintenance, grooming and overall appearance of the lawn.



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We would like to thank all of the Homeowners in Laura Heights Estates for keeping their yards so beautifully maintained, it makes our job difficult when it comes to judging. Judging for the Holiday Yard of the Month was extremely challenging as there were over 150 homes creatively decorated. Continue to maintain and improve on your yard as you may be the next Yard of the Month Winner.

Laura Heights Estates Decorating Committee

**Laura Heights Community Yard Sale**

In October, the neighborhood was scheduled to have a community wide yard sale. We were first up against the air show at Randolph Air Force Base. After we successfully got a good date, Mother Nature decided to have her way. The yard sale finally was scheduled and held OCT 24th-OCT 25th. We want to thank Jenerica Robinson for her efforts organizing this event for our residents. We ask that you stay tuned for future community yard sales.

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Home owners, we cannot stress staying vigilant enough. We have a great neighborhood and we have the power to keep it that way. Our good neighborhood appeals to a wide variety of people, both good and bad. Since our last publication, one of our home owners had their truck vandalized sitting right in their front yard just steps away from their neighbor. The details that we have is that it took the vandals about five – ten minutes to take our neighbor's four wheels. The vandals were in two vehicles. So if you should see something that just doesn't sit well with you in the neighborhood report it. Contact the Schertz Police at 210-619-1200.

You may have noticed that there are two speed bumps on Laura Heights. They seem to be slowing down traffic. Just be careful and continue to watch your speed.

### **City of Schertz Garbage Pickup**

If you have not called, contact the sewage department to get the updated garbage pickup schedule. You can reach them at 619-1000. Home Owners, please be careful and thoughtful when you put your Christmas trash outside on the curb. Only put it out there when you have confirmed a good pickup date. Your big screen TV boxes are the best free advertising you can give a suspected vandal.

### **Good to Know Section**

You may have already received your annual homeowner's assessment. They are due by the end of January. If you are paying with cash, ensure you get and maintain a receipt.

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**Home Owner Resources**

**(Laura Heights Estates HOA does not offer any official endorsement)**

**Septic.** In or Out Water Services is an alternative to JB Septic. You can contact Mr. Ken Munson at 210-214-6823.

**Home Security.** For a free estimate, you can contact On Point Custom Automation at 210-488-2763 or 210-668-1000. You may also email them at onpointca@gmail.com.

**Fence Repair.** There are two vendors who have satisfactorily performed repair and stain work for several of our homeowners. They are: Seymore Staining - (210) 834-5711 and B&J Painting - (210) 519-8730. We don't offer any official endorsement by the HOA. Check out www.lauraheightsestates.com and click on the ACC tab on the left for additional information on the HOA recommended fence stain colors and stain vendors. Proper staining will significantly prolong the life of your fence.

**Have a Merry Christmas and a Happy New Year!!!**

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