

AVOID POSSIBILITY OF INCREASE ASSESSMENTS!

TROJAN HORSE PROPERTY

- December 2002: Pulte Homes transferred ownership of property to Woodview HOA.
- Size: 27.7 acres
- Location: 2 miles from Woodview off Bulverde Road behind Fire Station #48
- No ready access - bounded on all sides by other parcels of land
- Over Edwards Aquifer and must be retained in a “natural” state
- Earthen dam runs across the property.
- 17 of the 27.7 acres (61%) is flood plain.
- Liability issues and insurance costs could be considerable.
- Appraisal District currently lists as a “greenbelt” with taxes amounting to \$2.97.
- Could be returned to “agricultural” status by BCAD, which is a strong rumor.
- In previous “agricultural” status, back taxes amounted to \$23,987.80.
- Increased Taxes + Liability Insurance Costs = Homeowner Assessment Increase (?)

BIG QUESTION: “Beware of Greeks bearing gifts.” If this 27.7 acre property had the potential to be developed or sold for a considerable sum, would Pulte Homes have “given” it to us? **NO!!!**

BOARD POSITION: The board feels this property is a Trojan Horse. It looks good on the surface, but it’s a liability now and has potential to become an even greater liability. We hope that you will agree that transferring ownership to the City of San Antonio as a future park site is in our best interest.

SIGNATURES NEEDED: To legally transfer the property to the city, 153 affirmative notarized homeowner signatures (one per lot) are needed.

If you agree with the transfer, **PLEASE** drop by 3951 Canyon Parkway between 9:00 am and 12:00 pm on Saturday, December 9th, to affix your signature. The notary must verify your identity, so please bring your driver’s license.

Please review the legal transfer document on the reserve side.

It was created by the association’s attorney.