

# Trojan Horse Property

Woodview at Bulverde Creek HOA

Volume 1, Issue 1 August 2007

## 27.7 Acre Greenbelt

At last year's annual meeting, we discussed the "Trojan Horse" property that Pulte gave us. Everyone that attended signed off on transferring the property. The property is located about 2 miles from our subdivision and is located behind

the fire station. The deed restriction requires that it be retained in a natural state since it is over the Edward's Aquifer. There is an earthen dam that runs across the property.

The property is 27.7 acres and the majority is in a flood plain and there is no access to Bulverde Road. The property is landlocked by other owners including the City of San Antonio. Unfortunately we cannot sell the property but can convey it to another governmental entity. Our HOA must pay general liability insurance and property

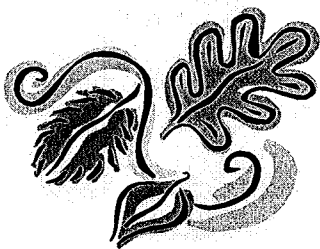
taxes on this unusable property. Previously the Bexar County Appraisal District listed this property as agricultural and Pulte paid \$23,987.70 in property taxes.

Your HOA Board contacted the Mayor's office as well as met with City Parks officials. They are interested in assuming the land to turn into a City Park and would allow us naming rights and pay the costs to deed the land to them.

Besides the decreased costs for general liability insurance and taxes,

### Special points of interest:

- Greenbelt can be turned into City Park
- Home values increase for property in close proximity to a park
- Receive a \$25 discount on HOA assessment
- Reduce risk of future increases in HOA assessments
- See Map of Property
- Mayor Hardberger sends us a letter



Woodview at Bulverde Creek Park

## Cont'd

there are many studies that have proven that local parks are prime attractions for home buyers. Almost 78% of home buyers in a study by American Lives, Inc. rated natural open space as either

essential or very important. Another study stated that local parks are worth \$45 or more per member of the household each year.

Open space preservation

creates a high quality of life that attracts tax-paying businesses and residents to communities which help maintain and increase property values. There are obvious benefits such as exercise, relaxa-

# Inside Story Headline

tion, socializing with others, and community awareness. Undeveloped land also is one of the least expensive ways to safeguard drinking water, clean the air, and achieve other environmental goals.

In order to convey the property, we must have a signed and notarized document outlining your desire to transfer this property to the City of San Antonio for a park. The form must be signed by one owner of the home if the property is leased. We currently have 46 out of the 153

signatures that must be obtained in order for our HOA to transfer ownership to the City.

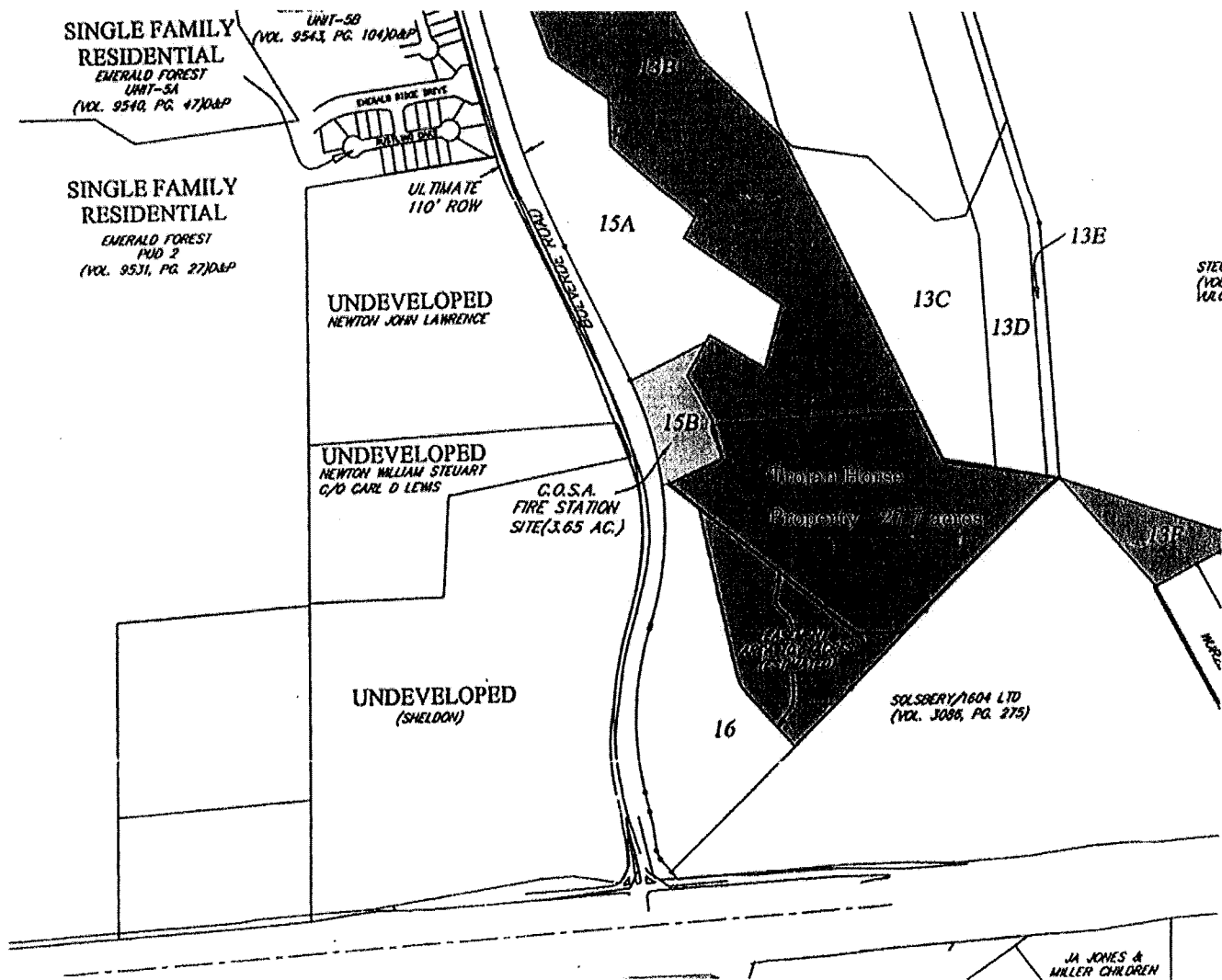
At last year's annual meeting, everyone that attended signed the document and we had a notary present. Since we are still short of our goal, we are offering a one-time \$25 credit towards your 2008 assessment for time and costs incurred if you have already submitted a properly signed and notarized document or if you do submit one no later than our annual meeting. A notary

will be on site at our annual meeting this fall.

Enclosed is a copy of the legal transfer document that must be signed and notarized.

Return to:

Woodview at Bulverde Creek HOA  
1600 N.E. Loop 410, Suite 202  
San Antonio, TX 78209





CITY OF SAN ANTONIO  
PHIL HARDBERGER  
MAYOR

January 8, 2007

Susan Ashmore  
Director of Child Care Services  
Alamo WorkSource  
115 E. Travis, Suite 220  
San Antonio, TX 78205

RE: Woodview at Bulverde Creek Homeowners Association

Dear Mrs. Ashmore:

I am delighted to hear that there is a possibility that your Homeowners Association will donate to the City of San Antonio a 27 acre parcel of land adjacent to one of our fire stations. It is an incredible opportunity to preserve and protect this land that is over the sensitive Edwards Aquifer Recharge Zone in an area of rapid growth.

If your homeowners association does collect enough signatures from the homeowners of Woodview at Bulverde Creek we hope to use this as a public park and are in process of identifying improvement money for this purpose.

It is not often that the City receives donations of land that can be used for public recreational access in an area that has too few opportunities for open space enjoyment. I hope that the rest of the owners will sign the petition prepared by your attorney so that we can move forward with development of a park. Please express my sincere thanks to your association for this most generous offer. We will do our best to be good stewards to the property and in time your homeowners association can enjoy this park too.

Regards,

A handwritten signature in cursive script that reads "Phil Hardberger".

Phil Hardberger  
Mayor

**Woodview at Bulverde  
Creek HOA**

1600 N.E. Loop 410, Suite 202  
San Antonio, TX 78209

Phone: 210-829-7202  
Fax: 210-829-5207  
E-mail: [ams41@ams-sa.com](mailto:ams41@ams-sa.com)  
Greg Heaton

**We're on the Web**  
**[www.woodviewhoa.org](http://www.woodviewhoa.org)**

The Woodview at Bulverde Creek Association is a non-profit organization. The Association owns and maintains the common properties and facilities. The common properties and facilities include, but are not limited to, public rights-of-way or easements, walls, fencing, greenbelt landscaping, sprinkler systems and improvements.

Every homeowner is an automatic member of the Woodview at Bulverde Creek Homeowners Association, shares a portion of the responsibility for its support and pays mandatory assessments.

The Woodview at Bulverde Creek assessments (currently \$180.00 per year) are billed semi-annually and are due on the 1<sup>st</sup> of January and the 1<sup>st</sup> of July of each year. (If you do not receive a statement, your account is still due and you should make arrangements for payment.) Payments can now be made online at [www.cabanc.com](http://www.cabanc.com) .

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