

VISTAS OF CARMONA HILLS

The Vistas of Carmona Hills
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2018 NATIONAL NIGHT OUT

Volunteers are still needed! This year, the event will be held on Tuesday, October 2, 2018. The Carmona Hills Association, Inc. Board of Directors is asking for volunteers to help plan another fun and memorable evening with our neighbors. 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. It provides a great opportunity to bring police and neighbors together under positive circumstances. Check out the City of San Antonio's National Night Out web page for more information: <http://www.sanantonio.gov/SAPD/National-Night-Out>. Please contact Spectrum Association Management at contact@spectrumam.com to connect with other neighbors willing to volunteer their time to help make this year's community event as successful as 2017.

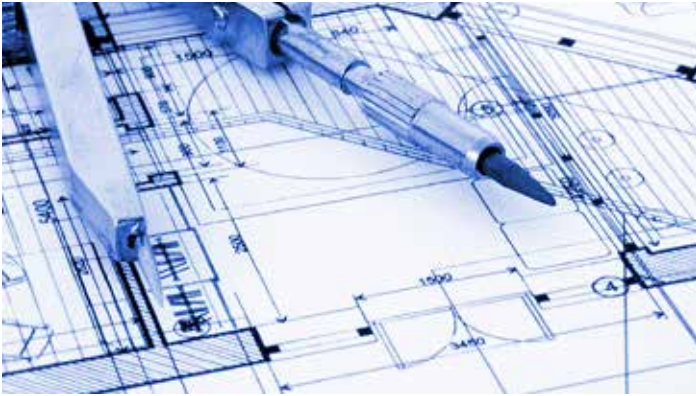


THE VISTAS OF CARMONA HILLS COMMUNITY FACEBOOK PAGE

This page has been set up by a fellow homeowner for neighbors to share information as a community. Check out the following link for more info: <https://www.facebook.com/CarmonaHillsHOA/>. However, please remember as with Next Door and other social media sites, this is not an official or acceptable source for conducting HOA and homeowner account-related business. It is simply a tool to promote a sense of community among neighbors. You will need to contact Spectrum Association Management directly for action to be taken on all HOA-related business.

SAN ANTONIO 311 NON-EMERGENCY HELP LINE

An easy-to-remember telephone number connecting citizens with specially-trained customer service representatives ready to assist with City service requests, such as potholes, stray animals, downed street signs, trash collection or other City requests. 311 provides access to customer service assistance Monday through Friday (7:00 am to 7:00 pm), Saturday and Sunday (8:00 am to 5:00 pm); Closed Thanksgiving, Christmas and New Years Day. Provide detailed information regarding your request and your information is immediately sent to the appropriate City department for action. 311 is the City's answer to handling your non-emergency calls. It can reduce the number of non-emergency calls to 911 allowing emergency personnel to focus on critical and urgent calls. Dial (210) 207-6000 when calling outside of City limits.



ARCHITECTURAL CONTROL COMMITTEE (ACC) IMPROVEMENT REQUESTS

Reminder - All exterior improvements made to your property must be submitted to Spectrum Association Management and approved by the Board or ACC prior to start of project. Please visit www.spectrumam.com for information regarding ACC Improvement Requests. Please refer to the Carmona Hills Association Declaration of Covenants, Conditions, and Restrictions (CC&R's), Article 2. Architectural Control, for more details. If you do not have the printed copy provided during your home purchase, you can view them in the "Documents" section of the HOA website provided by Spectrum.



LANDSCAPE MAINTENANCE

The Carmona Hills Association Board of Directors has decided to terminate its landscaping contracts with Best Landscapes and San Antonio Landscape Solutions, effective September 30, 2018. The Board consolidated all landscaping services for HOA-owned property into one General Landscape Maintenance contract with Land n Lawns, which will take effect on October 1, 2018.



SPECTRUM ASSOCIATION MANAGEMENT

Don't forget that being part of a Spectrum managed community means you can make ACC requests, pay bills, and manage other aspects of your account through a useful community website. Please take time to visit your community website at www.spectrumam.com.

KB HOME DEVELOPER UPDATE

The remaining units, 5B, 5C and 6 are in progress. Once these units are complete the community will have reached its build out.



SAFETY

You may have noticed additional signage on Carmona Pass. The Carmona Hills Association Board of Directors has had a San Antonio Police Department Citizens on Patrol (COP) sign installed on the main boulevard to deter crime in the community.



Greetings from Neighborhood News!

We are pleased to be a part of your neighborhood and hope to bring you the best product and service possible. We specialize in publishing over 150 neighborhood newsletters in San Antonio, Austin and Dallas.

Neighborhood News has been in business since 1996 and have a commitment to creating and developing better communication within and among neighborhoods.

Residents Automatically Receive A 10% Discount On All Advertising! (Address Required, Minimum 3 Issue Commitment).

We appreciate all of your referrals!

If you have any concerns, questions or just want to know more about Neighborhood News, please feel free to call us at (210) 558-3160.



BEXAR COUNTY CODE COMPLIANCE QUICK REFERENCE

Junked Vehicles

The Litter Abatement Act has deemed junked vehicles that are located in a place where they are visible from a public place or public right-of-way to be a public nuisance. [(JV) 2.01] The following vehicles or parts thereof are excepted from the provisions of this order [(JV) 2.02]: A vehicle or part thereof which is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property. [(JV) 2.02-1.] A vehicle or part thereof which is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer, junkyard, or automotive wrecking and salvage yard. [(JV) 2.02-2.] Unlicensed, operable or inoperable antique and special interest vehicles stored by a collector on his property, provided that the vehicles and the outdoor storage areas are maintained in such a manner that they do not constitute a health hazard and are screened from ordinary public view by means of a fence, rapidly growing trees, shrubbery, or other appropriate means. [(JV) 2.02-3.]

Litter

The Commissioners Court of Bexar County hereby prohibits the accumulation of litter, excluding equipment used for agricultural purposes, for more than 30 days on private property which is within 50 feet of a public highway in Bexar County. [(L) 2.01]

Refuse and Other Nuisances

Chapter 343 of the Health and Safety Code has deemed the following to be public nuisances: [(R) 2.01] keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle; [(R) 2.01-(b)] keeping, storing or accumulating rubbish, including newspapers, vehicles, refrigerators, stoves, furniture, tires, and cans, or premises in a neighborhood for 10 days or more, unless the rubbish or object is completely enclosed within a building or is not visible from a public street; [(R) 2.01-(b)] maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests; [(R) 2.01-(c)] allowing weeds to grow on premises in a neighborhood if such weeds are located within 300 feet of another residence or commercial establishment; [(R) 2.01-(d)] maintaining a building

in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment; [(R) 2.01-(e)] maintaining on any property in a neighborhood a swimming pool that is not protected with: [(R) 2.01-(f)] • a fence that is at least four feet high and that has a latched gate that cannot be opened by a child or a cover over the entire swimming pool that cannot be removed by a child; and [(R) 2.01-(f)(1)] 2 • the swimming pool was constructed or installed on or after September 1, 2005, or located on property sold on or after September 1, 2005; [(R) 2.01-(f)(2)] maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with: [(R) 2.01-(g)] • a fence that is at least four feet high and that has a latched gate that cannot be opened by a child or a cover over the entire swimming pool that cannot be removed by a child; and [(R) 2.01-(g)(1)] • the swimming pool was constructed or installed before September 1, 2005, and the property has not been sold on or after September 1, 2005; [(R) 2.01-(g)(2)] maintaining a flea market in manner that constitutes a fire hazard; discarding refuse or creating a hazardous visual obstruction on: [(R) 2.01-(h)] • county-owned land; or [(R) 2.01-(h)(1)] • land or easements owned or held by a special district that has the commissioners court of the county as its governing body; [(R) 2.01-(h)(2)] discarding refuse on the smaller of: [(R) 2.01-(i)] • the area that spans 20 feet on each side of the utility line; or [(R) 2.01-(i) (1)] • the actual span of the utility easement; or [(R) 2.01-(i) (2)] filling or blocking a drainage easement, failing to maintain a drainage easement, maintaining a drainage easement in a manner that allows the easement to be clogged with debris, sediment, or vegetation, or violating an agreement with the county to improve or maintain a drainage easement. [(R) 2.01-(k)] 3

DEFINITIONS

All "Antique auto" means a passenger car or truck that is at least 35 years old (JV)(1)(a) "Abate" means to eliminate a nuisance by removal, repair, rehabilitation, or demolition (R) 1.01-(a) "Building" means a structure built for the support, shelter, or enclosure of person, animal, chattel, machine, equipment, or other moveable property (R) 1.01-(b) "Collector" means the owner of one or more antique or special interest vehicles who

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collects, purchases, acquires, trades, or disposes of special interest or antique vehicles or parts of them for personal use in order to restore, preserve, and maintain an antique or special interest vehicle for historic interest (JV)(1)(d) "Demolisher" means a person whose business is to convert a motor vehicle into processed scrap or scrap metal or to otherwise wreck or dismantle a motor vehicle (JV)(1)(b) "Department" means Bexar County Department of Public Works or Bexar County Infrastructure Department (JV)(1)(c) (L) 1.01-(a) (R) 1.01-(c) "Developed" means altered from its natural state by leveling and/or clearing so that it is reasonably accessible to mowing equipment (R) 1.01-(d) "Flea market" means an outdoor or indoor market, conducted on non-residential premises, for selling secondhand articles or antiques, unless conducted by a religious, educational, fraternal, or charitable organization (R) 1.01-(e) "Garbage" means all decayable wastes from public and private establishments and restaurants including vegetable, animal, and fish offal and animal and fish carcasses, but does not include sewage, body waste, or an industrial by-product (R) 1.01-(f) "Junked vehicle" means a motor vehicle (JV)(1)(e): that is inoperative; and (JV)(1)(e)(1) that does not have lawfully affixed to it either an unexpired license plate or a valid motor vehicle safety inspection certificate, that is wrecked, dismantled, partially dismantled, or discarded, or that remains inoperable for a continuous period of more than 45 days. (JV)(1)(e) (2) "Litter" means: (L) 1.01-(b) decayable waste from a public or private establishment, residence or restaurant, including animal and vegetable waste material from a market or storage

facility handling or storing produce or other food products, or the handling, preparation, cooking or consumption of food, but not including sewage, body wastes, or industrial byproducts; or (L) 1.01-(b)(1) nondecayable solid waste, except ashes, that consist of (L) 1.01-(b)(2) • combustible waste material, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, or similar materials; (L) 1.01-(b)(2) • noncombustible waste material, including glass, crockery, tin or aluminum cans, metal furniture, and similar materials that do not burn at ordinary incinerator temperatures of 1800 degrees Fahrenheit or less; and (L) 1.01-(b)(2) • discarded or worn-out manufactured materials and machinery, including motor vehicles and parts of motor vehicles, tires, aircraft, farm implements, building or construction materials, appliances, and scrap metal. (L) 1.01-(b)(2) 4 "Motor vehicle" means a motor vehicle subject to registration under the Certificate of Title Act (Article 6687-1, Vernon's Texas Civil Statutes), except that for purposes of Articles 5.02, 5.03, and 5.04 of the Act, "motor vehicle" includes motorboat, outboard motor, or vessel subject to registration under Chapter 31, Texas Parks and Wildlife Code (JV)(1)(f) "Neighborhood" means (R) 1.01-(g): A platted subdivision; or (R) 1.01-(g)(1) Property contiguous to and within 300 feet of a platted subdivision. (R) 1.01-(g)(2) "Person" includes corporation organization government or governmental subdivision or agency, business trust, estates, trust, partnership, association, or any other legal entity (R) 1.01-(h) "Platted subdivision" means a subdivision that has its approved or unapproved plat recorded with the county clerk of the county in which the subdivision is located (R) 1.01-(i) "Premises" means all privately owned property, including vacant land or a building designed or used for residential, commercial, business, industrial, or religious purposes, together with the yard, ground, walk, driveway, fence, porch, steps, or other structure appurtenant to the property (R) 1.01-(j) "Public street" means the entire width between property lines of a road, street, way, thoroughfare or bridge if any part of the road, street, way, thoroughfare, bridge is opened to the public for vehicular traffic or pedestrian traffic (R) 1.01-(k) "Public Highway" means the entire width between property lines of a road, street, way, thoroughfare, bridge, public beach, or park in this state, no t privately owned or controlled, if any part of the road, street, way, thoroughfare, bridge, public beach, or park is opened to the public for vehicular traffic, is used as a public recreational area, or is under the state's legislative jurisdiction through its police power (L) 1.01-(d) "Receptacle" means a container that is composed of durable material and designed in a way that prevents the discharge of its contents and makes its contents inaccessible to animals, vermin, or other pests (R) 1.01-(l) "Refuse" means garbage, rubbish, paper, and other decayable and non-decayable waste, including vegetable matter and animal and fish carcasses (R) 1.01-(m) "Rubbish" means all non-decayable wastes, except ashes, from a public or private establishment or residence (R) 1.01-(n) "Special interest vehicle" means a motor vehicle of any age that has not been altered or modified from original manufacturer's specifications and, because of its historic interest, is being preserved by hobbyists (JV) (1)(g). "Weeds" means all rank and uncultivated vegetable growth or matter that (R) 1.01-(o): has grown to more than 36 inches in height; or (R) 1.01-(o)(1) regardless of height, may create an unsanitary condition or become a harborage for rodents, vermin, or other disease-carrying pests. (R) 1.01-(o)(2) (JV) Junk Vehicles Court Order (L) Litter Court Order (R) Refuse Court Order

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