



The Overlook Outlook

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YARD OF THE MONTH

**Congratulations
to
Tom & Alisa
Treurniet**

510 Walder Trail

Community Directory to be Revised

Enclosed in this month's newsletter you will find a rough draft of the revised directory. Please check your entry to ensure all information is correct. We are also asking families to provide the birth year of each child (to avoid having to revise the directory yearly to reflect each child's age). Please email all corrected information to davkenn@swbell.net. The deadline will be March 31st, at which time the final copy will be made and distributed to the community.



NEISD Spring Registration

Spring registration for new kindergarten students will be held April 9-12, 2002 at all NEISD elementary schools. Prekindergarten students

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Board Updates

The board met Sunday, February 24th. The board discussed the last items remaining on the agreement reached between The Overlook and Jerbo. The board also discussed meeting with Management Professionals of Texas, our new management company, to discuss our current financial situation and our budget proposal for the future.

Although many of our residents have followed proper procedures in place to maintain the beauty of our neighborhood by submitting ARC requests for fences, sheds, pools, etc., some have elected not to seek ARC approval. The board has decided that in the interest of fairness we would like to adopt an "all or none" approach to violators. We determined that the community that elected us will have to make a decision. We intend to hold a community meeting at which we will ask residents if they wish us to pursue all avenues at our disposal to encourage violators to seek ARC approval, or if they wish that we not pursue any violators. The dilemma is this: if we choose to pursue residents that are in violation of the covenants and that have not received ARC approval, then we may face revenue consuming

Continued page 2.



- Mar 1 @ Minnesota 7pm
- Mar 3 @ New York
11:30am
- Mar 5 Golden State
7:30pm
- Mar 7 Houston 7:30pm
- Mar 9 @ Chicago 7:30pm
- Mar 11 @ Denver
8:00pm
- Mar 12 Memphis 7:30pm
- Mar 14 Chicago 7:30pm
- Mar 16 Boston 7:30pm
- Mar 20 L.A. Lakers
7:00pm
- Mar 21 @ Dallas 7:30pm
- Mar 23 Miami 7:30pm
- Mar 25 @ L.A. Clippers
9:30pm
- Mar 27 @ Portland
9:30pm
- Mar 29 @ Seattle
9:00pm
- Mar 31 @ L.A. Lakers
4:30pm



- Mar 1 BOS 7:05
- Mar 2 COR 7:05
- Mar 5 SAN 7:20**
- Mar 8 ELP 7:20**
- Mar 9 LUB 7:20**
- Mar 10 MEM 6:05**
- Mar 12 ODE 7:00
- Mar 15 AUS 7:20**
- Mar 16 COR 7:05
- Mar 17 BOS 2:05**

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Board Update Cont.

litigation. On the other hand, if we choose not to pursue violators, we open the door for cars on blocks in our front yards and the like. We must have a quorum (20%) of the community at this meeting to reach a decision. The date will be announced soon.

The issue of speeding having been brought up by a number of residents was also addressed at this meeting. It was decided that three speed limit signs will be placed in the community to reflect a 20 mph speed limit. In addition, some community members have expressed an interest in speed humps in strategic locations to curtail the ongoing speeding problem in our neighborhood, which poses a danger to other drivers and our children. It was decided that there should be a vote at the next community meeting to determine the level of interest in speed humps. Based upon the City of San Antonio requirements for placing speed humps, a 2/3 majority of Overlook residents will be needed to move forward with this action.

Despite the fact that they were given due notice, ProComm, upon their termination, has charged the Overlook \$3,500, claiming breach of contract. The board is in the process of negotiating with ProComm to return the funds. If negotiations fail to recover the funds, we are already investigating legal action against ProComm.

Continued next column.

Board Update Cont.

David Kennedy met with Jerbo representative Mr. Jim O'Brien Monday, February 25th to finalize the contract regarding the community improvements and the use of the recreation center. It was agreed upon by the two parties that the residents of the Overlook would be given full access to the recreation facility for a fee of \$5/month per household. The fee will be included in our yearly budget and come from existing HOA dues. The fee will increase yearly to reflect current inflation. Residents should soon be receiving windshield stickers, which will let the guard at the Heights know who has access to the facility. Also, the medians on Walder Trail are slated for completion late Feb/early March, weather permitting. The board and the community appreciate Jerbo's integrity and reliability concerning the recent agreements we have reached.

The board is pleased to introduce Debbie M. Moses as our representative at Management Professionals of Texas. Please direct any community issues, complaints, or ARC requests to Ms. Moses, who can be reached at 523-1320.



Treasurer's Comments

Spring is quickly approaching and the seasons seem to come and go more quickly with each passing year. Reviewing our current account balance(s), it's very clear that we need to start planning for the inevitable costs of property maintenance. Conservative estimates suggest that we'll approach six figures for street resurfacing in 10 years. Quite honestly, we were very fortunate that we were able to negotiate support for the developer's storage project in exchange for much needed improvements including repainting of the fence that amounted to over \$40,000 in property improvements and maintenance. Truthfully, without an economic windfall, we are poorly positioned for future expenditures as our current total capital assets are \$36,504.86. You should be encouraged to learn that the board met recently to discuss the association's economic outlook and adopted a two-tiered strategy to improve our financial position.

Firstly, we're controlling costs. After looking at self-management, we learned that we would have had state-required costs involving attorney and CPA retainers. We found that we could realize the same cost savings if we could simply find less expensive property management. We are happy to report that we cut our property management fees in half by contracting with a new firm that is contractually obligated to provide better service than our previous firm, and has a reputation for doing so. We also negotiated a cheaper grounds maintenance contract and reduced the gate maintenance cost. We expect that we can use the savings from these measures to beautify the neighborhood and protect our property values. Some of the initiatives we'd like to pursue include landscaping the front entrance, and neighborhood street islands. We would also like very much to landscape the easement running the length of the Anahuac from Texas Point to Walder Trail. Each board member believes very strongly that we are charged with ensuring that the reselling of our homes shouldn't be made more difficult due to unattractive common property or loosely enforced covenant restrictions. The improvements we wish to make directly improve the presentation of our community. The second tier of our strategy incorporates a pragmatic sensitivity for our future needs. We absolutely agree that we need to increase our holdings with respect to reserve funds. To do otherwise could only be described as malfeasance. With this in mind, your board met in December to discuss the 2002 budget, and voted

5-0 in favor of raising the annual homeowners assessment by 10% as permitted by the association bylaws. We felt this was the proper execution of our fiduciary responsibility and represented a commitment in favor of the neighborhood's future. For this reason, your quarterly assessments will increase from \$150 per quarter to \$165 per quarter effective with the very next billing cycle (March mailing). It is our intention to put the full amount of this \$60 annual increase into cash reserves to accumulate liquidity for anticipated long-term capital improvements and maintenance. While I expect this decision won't result in our names being added to anyone's Christmas card list, we hope you will understand that we made this decision with everyone's collective best interests in mind.

As a final comment, we believe that the association representation should provide each of you with a frequent report of our financial situation. We believe that an informed community will be more understanding of the decisions we make and therefore, more comfortable with our representative mandate. Therefore, as treasurer, I will begin to prepare a snapshot budget to be printed in our monthly newsletters so that you can monitor the association's financial situation and quest for capital reserve expansion. Any questions or comments regarding budgetary topics may be emailed to me at magallanes@marmonmok.com.

*Patrick Magallanes
Treasurer, The Overlook HOA*

Social Committee Update

We had no phone calls for the ladies night out at Boccone's on

February 21st. Events and activities will be cancelled if no phone calls are received. Thank you to Valkyrie Meek for the time she took to make the arrangements and then to cancel them. If you have any ideas for a ladies night out activity, please do not hesitate to contact any member of the social committee. We want to do things everyone would enjoy.

Do you like to read? Would you be interested in joining a neighborhood book club? Please send an email to Lori Tomkewitz at ltomkewi@duncanlaw.com if you are interested in joining.

We have not heard back from the Forest for setting a definite date for the spring garage sale, but they are interested. We

Continued next column.

will email immediately when a date is set. As yet, no one has volunteered to be point person for the event. Very little would be required. Anyone interested in heading the sale for the neighborhood should contact Nancy Townsend.

Nancy Thomson of Walder Trail has graciously offered to be head of the pool party for this spring, but had no calls from last month's request for volunteers. At least ten volunteers will be needed or we will not be able to have it. She is potentially looking at the date of Saturday, June 1. She will need committees for set-up, serving, and children's entertainment and clean up. We still need to clear the date, so if you know of any conflicts or would like to help, please call NANCY THOMSON at 481-7119.

Our second bunko party was held at Tina Harper's home on February 26th Thank you Tina for hosting a delightful evening. Everyone had a great time. We had fantastic substitutes, who we are hopeful to make regulars! We still need more names for our phone list for substitutes. We will start at 7 pm with a social half hour and then begin the game at 7:30 pm. RSVP'S are very important as once again we were short on players.

The next bunko party will be Wednesday, March 20th at Nancy Lowrance's house. Her address is 418 Texas Point. Please call NANCY LOWRANCE at 497-8273 if you will be attending that night.

Continued next column.

We will go in the order that the RSVPs are received to fill three or four tables.

The Scrapbook group will meet on Friday, March 29th if enough interest is shown in that date. Call NANCY TOWNSEND if you are interested in attending. No, you do not have to be named Nancy to be on Social Committee!

-Nancy Townsend

Amusement Parks Offer Spring Break Hours

Six Flags Fiesta Texas and Sea World will both be operating during the spring break holiday.

Six Flags Fiesta Texas

March 9th, 11th-16th, 23rd, 29, & 30th
Hours: 10:00 a.m. – 8:00 p.m.

March 10th, 17th, 24th, 28th, & 31st
Hours: 10:00 a.m. – 6:00 p.m.

General Admission: \$35.99
48" and under: \$21.99
Senior Citizen: \$24.99
Children under 3: FREE

Sea World

March 9th-17th, 22nd-23rd, 29th-31st
Hours: 10:00 a.m.-8:00 p.m.

March 24th & 28th
Hours: 10:00 a.m. – 6:00 p.m.

Adult ticket price: \$36.99
Children age 3-11: \$26.99



School Calendar

- ♣ March 11-15th
School Holiday
(students and employees)
- ♣ March 18th
School Board Meeting
- ♣ March 29th
School Holiday
(Students and Employees)

DINOSAURS #4



B T Y R A N N O S A U R K
 A R J B Y E Z Y K W E T R
 T N O D O N A R E T P A O
 Y W Q N J D Q V X F Z L T
 R A L L T I A N K Y C L P
 A R U F P O G O L F P O A
 N C M A I A S A U R U S R
 O H X S A U R A D C E A I
 S E A O H Y F R U B N U C
 I L D K B T L G S R M R O
 V O E R N R U S M B H U L
 A N K Y L O S A U R U S E
 K U H S G A R C H E L D V

What animals are believed to be the closest living relatives to the dinosaurs?

Find these dinosaurs:

- VELOCIRAPTOR
- ALLOSAAURUS
- ANKYLOSAURUS
- BRONTOSAUR
- MAIASAAURUS
- PTERANODON
- TYRANNOSAUR
- ARCHELON



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ANSWER

Answers Page 6.

Science Trivia

- Which bird migrates the longest distance?
- a. Arctic tern
 - b. Bar-headed goose
 - c. Damoiselle crane
 - d. Albatross

See page 6 for answer.

Recipe of the Month

Olive Garden Hot Artichoke and Spinach Dip

Ingredients:

- 1 8 oz. pkg. Light Cream Cheese
- 1 can 14 oz. Progresso Artichoke Hearts, drained, coarsely chopped
- 1/2 C. Spinach frozen chopped, or steamed
- 1/4 C. Mayonnaise (do not use Miracle Whip)
- 1/4 C. Parmesan Cheese

- 1/4 C. Romano Cheese (You can use all Parmesan)
- 1 clove garlic, finely minced
- 1/2 tsp. Basil dry (1 Tbsp. Basil Fresh)
- 1/4 C. Mozzarella Cheese grated
- 1/4 tsp. Garlic Salt
- Salt and Pepper to taste

Preparation:

Allow cream cheese to come to room temperature. Cream together mayonnaise, Parmesan, Romano cheese, garlic, basil, and garlic salt. Mix well. Add the artichoke hearts and spinach (careful to drain this well), and mix until blended. Store in a container until you are ready to use. Spray pie pan with Pam, pour in dip, and top with cheese. Bake at 350 degrees for 25 minutes or until the top is browned. Serve with toasted bread.

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Spring Registration Continued.

will register during the summer at a date to be announced later. Parents need to bring birth certificates for children entering kindergarten or first grade. The birth certificate must verify that a kindergarten child will be five years old on or before September 1, 2002. A first grade student may enroll if he or she will be at least six years of age at the beginning of the current school year or has been enrolled in the first grade or completed kindergarten in the public schools of another state prior to transferring to North East ISD. Parents need to bring each child's certified birth certificate, Social Security card, proof of residency in NEISD, and the child's immunization record. In order to comply with Texas requirements, this record should be a medical certification of completed immunizations. No child can be accepted without current immunizations. A list of the immunization requirements is available at each school and at the [NEISD Health Services website](http://www.neisd.org/HealthServices).

For more information, contact your elementary school or the North East Community Relations Department at 804-7090.

DINOSAURS #4



What animals are believed to be the closest living relatives to the dinosaurs?
Birds

Find these dinosaurs:

- VELOCIRAPTOR
- ALLOSAAURUS
- ANKYLOSAURUS
- BRONTOSAUR
- MAIASAURUS
- PTERANODON
- TYRANNOSAUR
- ARCHELON

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HISTORY

Waste Management to Increase Rates

Waste Management Incorporated, in accordance with their contract established with The Overlook, will raise garbage removal rates by 1.6% to adjust for inflation.



Science Trivia Answer

a. The Arctic tern migrates over 22,000 miles (35,000km) every year.

Acknowledgments:

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 Patrick Magallanes*