

Clear Springs Park Property Owners Association



September 2026 Edition



A NOTE FROM THE EDITOR

We're trying out a new format for our newsletter, and we hope it makes everything easier to download, read, and save for future reference. I'd love to hear your thoughts—positive or negative. And, if there's anything you'd like us to include in future editions, please feel free to share your ideas.

Wishing you a happy fall, and I look forward to seeing you at our October get-together!

Evelyn Penrod



Update From The CSP Board

By John Hakemack

While it is still technically Summer (until September 22nd), most school districts have started already, and stores have Halloween and Thanksgiving decorations out. So, it *feels* like Fall. A little bit. Sorta. Not according to my thermometer.

To preview the articles in this newsletter, here is an index of topics.

Fall Picnic

Fall Picnic is coming in October, but on Saturday morning instead of Sunday afternoon.

New Neighbors

Lots of activity and movement in the neighborhood, requiring volunteers for the Good Neighbor Committee and Block Captains.

Critters

Rabies is still with us in 2026, and so are feral hogs.

CSP Security

Update on the installation of night lights and cameras at the entrance mailboxes.

Records Retention and Retrieval Policy

We are converting our CSP governing and historical documents to a digital format for electronic storage. To define what will be kept, for how long (retention period), and how to obtain copies of documents, the POA Board adopted a Records Retention and Retrieval Policy.

BEXAR COUNTY BUDGET UPDATE –

For Fiscal Year 2026-2027, the County is not raising taxes.

Deed Restrictions 101

An overview of what Deed Restrictions (“CCRs”) are, why they exist, who is controlled by them, what the POA and Architectural Control Committee (ACC) have to do with them, and how they are enforced.

Closing

Be safe. Be considerate. Be friendly.

FALL PICNIC

The CSP POA is trying something different for the Fall Picnic. We have set **Saturday, October 17, from 10:00 AM – 1:00 PM** for the Fall Picnic. This will be a SATURDAY morning, which is different from our usual Sunday afternoon time. Hopefully, it will be cooler. But it will give everyone a chance to try different (breakfast-oriented) recipes, such as bacon and eggs or pancakes. We will post the date (bad weather make-up date is the following Saturday) on the website and at the mailboxes.

If you have suggestions for the Meeting agenda or discussion, please send them (now!) to clearspringspoa@gmail.com

Note also that Block Captains are working on another Trunk-or-Treat !

NEW NEIGHBORS

As many of you have noticed, we have quite a bit of construction activity in the neighborhood. That means new neighbors, which is healthy growth for Clear Springs Park. We also had some properties that were sold this year and brought in additional new neighbors. If you see moving vans and a bustle of activity in your area, be sure to welcome them.

To help with welcoming new neighbors, we have a Good Neighbor Committee of volunteers who prepare Welcome Baskets including information about the San Antonio area and Clear Springs Park community. They also provide neighborly support such as meals for families in time of illness or other need. We are looking for a volunteer to lead the Good Neighbor Committee and mobilize others to

welcome newcomers, after Joe Ellen Bryan retired this year (THANK YOU, JOE ELLEN !!!). If you can lead this committee, please contact me or Joe Ellen, and she can explain all about the GNC.

We are also still looking for Block Captains, so you might consider volunteering to be a Block Captain. It is mainly for the people on *your* street. These are literally *your* neighbors.

Block Captains are the first point of contact on your street, in case anyone has a question or needs help. They contact their neighbors twice a year as a community contact and organize outreach activities. Everyone can do that, so please contact Liz Muir to volunteer as a Block Captain.

As you can see, there are many opportunities to volunteer around Clear Springs Park, and help build a community and neighborhood instead of just a subdivision.

CRITTERS

It appears that the rabies outbreak from last year is continuing in 2026. Bexar and Travis County lead the state in number of rabies cases reported in 2026. PLEASE BE CAREFUL WHEN OUTDOORS! Keep your distance from wildlife; they are called “wild” for a reason.

Additionally, several property owners are experiencing a wave of feral hog visits, with lots of damage to fences and property. While we are not allowed to shoot firearms in Clear Springs Park, and baiting hogs require a State license, there are options. Please contact clearspringspoa@gmail.com to report damage to your property and discuss options.

CSP SECURITY

The CSP POA is also working on better safety and security, but it is taking longer than expected. We are still researching lighting solutions to install at both mailbox locations. This will help when picking up mail after dark. We are seeking the right lighting technology that allows you to see your mailbox when it is dark, but without disturbing those who live near the mailboxes on Rustic Oak or Clear Springs Park Road. We do not want to introduce light pollution to our area.

In addition to lights at the mailboxes, we are also researching camera technology for security at the mailboxes. If you are not aware, those mailboxes are owned by the POA, and NOT the US Postal Service! If there are break-ins, theft, or vandalism/damage, WE the PEOPLE of Clear Springs Park, must pay for the repairs. The POA is looking at simple cameras that can be installed at the mailboxes in case we need evidence to turn over to the Bexar County Sheriff.

The cameras

- ✓ Are STRICTLY for recording evidence of damage or vandalism, and no other purpose. They are only to be used as evidence in the commission of a crime.
- ✓ Will be pointed ONLY at the mailboxes, and no one's house.
- ✓ Will ONLY take pictures while there is motion around the mailboxes.
- ✓ Are ONLY for a visual record. They will NOT record any audio (in case I am muttering to myself when picking up the mail).
- ✓ Will operate in a loop recording format, which means they record pictures for as much storage as contained in the camera. When full, the next picture “loops back” to the beginning, and starts recording over the prior pictures. It just keeps looping forever.
- ✓ Will NOT upload to the “cloud”. NO one's picture will be posted to the Internet. In fact, there will be no camera connection to the Internet at all.
- ✓ Will NOT be inspected by the CSP POA. We don't care when you get your mail. We will only retrieve pictures from the cameras the day after there is vandalism or theft. Until then, the cameras will just keep looping around and around.
- ✓ Will have a documented Camera Security Policy so you can read exactly how this works. That Policy will also define WHO can retrieve pictures, such as the Sheriff or someone with a legal Court Order.

As I said, we are still researching to find the right cameras (e.g., trail cameras) with proper safeguards that will ensure security and privacy. Hopefully, we will have something to discuss at the Picnic.

CSP RECORDS RETENTION and RETRIEVAL POLICY

The CSP POA has been collecting our governing documents (e.g., our charter declaration, Bylaws, Articles of Incorporation, etc.) and historical documents (annual operating documents and historical maps of the neighborhood, etc.). We are in the process of archiving those as digital documents.

To define what we are archiving, what the retention period is for categories of documents, and how a POA member can request copies of those documents, the Board of Directors adopted a Records Retention and Retrieval Policy. You can link to this policy at clearspringspark.org > Members Area > Archived Documents.

BEXAR COUNTY BUDGET UPDATE

I recently attended a Bexar County Precinct 3 Town Hall, with our Commissioner, Grant Moody, regarding next year's (FY 2026-2027) Bexar County budget. It was a very good, informative meeting. Bottom line – the County is holding to the current tax rate with no increase, despite a shortfall in the existing tax revenue base. So, the County decreased the operating budget by approximately \$215M.

DEED RESTRICTIONS 101

At the Spring Picnic, we were going to talk about Deed Restrictions for Clear Springs Park, but ran out of time. Sorry. As an alternative, I'll put some info about our Deed Restrictions in this newsletter.

First, ALL properties in Clear Springs Park are subject to “Conditions, Covenants, and Restrictions”, sometimes called “CCRs”, or more commonly, “Deed Restrictions” (DRs). These are attached to EVERY property as part of your purchase agreement, whether you are the original purchaser from A.L. Bell, or if you purchased the land later. The Deed Restrictions recorded with Bexar County stay with the land, forever. A copy of the DRs for every CSP Unit is posted on the CSP POA website at: <https://www.clearspringspark.org/about/deed-restrictions>. You can see what applies to your property.

The term Deed RESTRICTIONS implies that they are all things you can NOT do with your property. In some cases, they are what you CAN or even MUST do with your property. They fall into two categories – what you are BUILDING ON your property, or what you are DOING WITH your property.

The Architectural Control Committee oversees what you build on your property, such as houses, outbuildings, sheds, workshops, fences, etc. Anything that requires construction should be discussed with the ACC first to be sure it is compliant with the DRs.

The POA watches over what you are doing on your land –how are you using your property, what activities are you engaged in, what kind of animals do you have (horses – OK; cows – NOT), or what should you NOT be doing (e.g., shooting firearms anywhere in Clear Springs Park, for any reason).

Through the 1980s, A.L. Bell bought and developed Clear Springs Park. As Developer and Seller of lots, he controlled what people could build or do with their property. In 1991, he declared that he was transferring his authority as Developer to a “Homeowners Committee” of residents, who would ensure the enforcement of the Deed Restrictions that he wrote.

According to A.L. Bell's Declarations, every property owner has the right to ensure the DRs are followed by everyone because they are for everyone's benefit. We have our individual parcels of land and homes reflecting our own style, but we are also a community that is connected to each other. DRs set a minimum standard of excellence for the community to protect everyone's property value.

Over time, the “Homeowners Committee” evolved into the Clear Springs Park Property Owners Association (POA), and the Architectural Control Committee (ACC). The POA and ACC function as the practical expression of what the community as a whole wants. The POA acts in defense of the DRs on behalf of the property owners of the community, instead of every homeowner having to hire their own lawyer or pay their own Liability insurance premium. Your annual \$125 dues to the POA are your legal and liability insurance premiums, plus maintenance of the common areas and entrances.

So what happens if someone violates the DRs? It's a complicated and time-consuming process:

1. Someone notices something. See something, say something. The POA Directors and ACC members do not prowl the streets looking for violations. But if you see someone doing something you think is a DR violation, send a note to clearspringspoa@gmail.com with the address and what you think is wrong.
2. The POA will investigate. We cannot enter a property; we can only go by and observe what is visible from the street.
3. We will then check the DRs for that Unit to see if there is a potential DR violation or not.
4. If it appears to be a violation, we will send a "friendly" letter to the property owner, asking for a meeting with them to understand the situation. We should always attempt to talk to the owners first and understand their perspective. It is better to reach a mutual agreement.
5. If that does not work, and the violation continues, we must send a formal letter required by State law, called a "209 Letter". It is strictly prescribed by Texas State Property Code law, detailing the violation with evidence, defining what must be done to correct the violation, and stating a date by when the violation must be corrected.
6. If all options are exhausted and a clear violation of DRs exists, then we must then take legal action to preserve the DRs and protect the community values.

Unfortunately, legal action as a last resort is always expensive. That is only funded by residents joining the POA with their annual dues. There is strength in numbers, but that means EVERYONE needs to contribute their fair share for the mutual legal protection of community values.

Deed Restrictions are for everyone's safety, and to protect property values. If you are unsure whether what you want to build, or what you want to do is acceptable, check the DRs first. If you still have questions, contact the POA at clearspringspoa@gmail.com, and let's talk about it.

CLOSING

For now, I will close this newsletter. I just learned of another long-time resident's passing, who will be missed. This has been a VERY tough year with severe illnesses, accidents, and deaths. Let me urge everyone to take special care to be safe, and go the extra mile to check on and help your neighbors. Call or visit someone you haven't talked to in a while.

Thank you,

John Hakemack

President, Clear Springs Park Property Owners Association



Block Captains

We'd be delighted to have you join our group. Here's an overview of what our volunteers do:

- Visit every home in their sector at least once each year
- Encourage residents to join the POA and remind them of the role of the ACC
- Ask neighbors if they're interested in joining the Good Neighbor Committee
- Reach out in the fall to share winter-preparation reminders
- Reach out in the spring with summer-preparation guidance
- Consider coordinating a National Night Out event on the first Tuesday in October
- Report issues such as damage or missing street signs
- Contact Liz Muir regarding Good Neighbor assistance requests, changes in home ownership, and welcome-committee needs

Block Captain Sections

Block Captain Lead

Liz Muir 937 287-6713

Available where needed

Melanie Brandt 210 240-5596

SECTOR 1: **Smithson Valley Road
Clear Springs Park**
Lisa Timmermann 214 642-0832
1 VACANCY

SECTOR 2: **Rustic Oak**
2 VACANCIES

SECTOR 3: **3115-3411 Running Springs**
Marlene Bowersox and Tommy
Bowersox 210 627-4686

SECTOR 4: **3421-3817 Running Springs**
Jason Sarrett 228 596-7356
Tiffany Sarrett 850 217-9609
1 VACANCY

SECTOR 5: **3820-4141 Running Springs**
Morris Lynn
Kim Amen 210 279-1290
Stacey Stallard-Lugo 505 400-5025

SECTOR 6: **Eva Jane**
2 VACANCIES

SECTOR 7: **Moutain Loop
Turkey Hill**
2 VACANCIES

SECTOR 8: **Scott Alan
Loy Morris
Donna Elaine
Mark Alan**
Mark Ware 214 534-1754
Margarita Estremera 469 955-1692

SECTOR 9: **Jennifer Nicole
Rippling Spring
High Springs**
Heather and Jason Guckian 210 355-4696

Board Of Directors

President – John Hakemack

Vice President – Floris Oldenbroek

Secretary – Judy Thomas

Treasurer – David Timmermann

Members At Large: Dave McElliott, Liz Muir,
Kim Amen, Nick Reynolds, Rick Greenfield



GROUPME APP

We don't share residents' contact information in a directory, but there are easy ways for everyone to stay connected. Clear Springs Park uses the GroupMe app for neighborhood communication, asking questions, finding help, sharing recommendations, and more.

To join, download the GroupMe app from the Apple App Store or Google Play Store. Then text our Administrator, Lisa Timmermann, at 214-642-0832, and she'll add you to the group. It's quick and simple.

Spotlight On Nature – Hummingbirds: Jewels In Your Garden

Did you know that there are almost 340 species of hummingbirds, and they are found only in the Americas? It is a New World species. They can be found from Tierra del Fuego in South America to southern Alaska in the north; in deserts and in tropical forests. 17 species nest regularly in the U.S. but only the Ruby-Throated hummingbird nests east of the Mississippi River.

They can fly backwards and upside-down!

Hummingbirds are fairly unsociable. They do not help other hummingbirds find food or ward off predators. Male and females do not form a pair-bond; the female is left to care for the eggs and chicks.

Hummingbirds go into a “torpor”, a deep state of sleep, where their metabolism slows and a low body temperature is maintained. They can do this any night when food conditions and temperature demand it.

Good Hummingbird Plants:

Beebalm, Turk’s Cap, Cross Vine, Coral Honeysuckle, Flame Acanthus, Autumn Sage, Texas Lantana



