

ROLLING OAKS ESTATES NEWSLETTER 2019

Architectural Control Committee (ROACC)

Rolling Oaks Estates has developed over the past thirty years to become western Bexar County's premiere acreage residential community. The ROACC is a volunteer group of property owners who coordinate community activities, review construction requests, and respond to alleged violations of the deed restrictions. The ROACC issues this annual newsletter, meets bi-monthly and performs various functions, including: funding and overseeing the maintenance and lighting of the entry area; coordinating county mowing activities; requesting and monitoring county repair and replacement of road surfaces and traffic signs, hosting periodic neighborhood events, and monitoring Deed Restrictions compliance.

ROACC Members

The committee is currently comprised of six of your volunteer neighbors, including:

<u>Name</u>	<u>Office</u>	
Mark Roetzel	President	(210) 867-8323
David Gracia	Treasurer	roetzel.mark@gmail.com
John Dunn	Secretary	
Mitzi Weems	Member	
Ross Duepner	Member	
Luis Gonzalez	Member	

Rolling Oaks Website

We have a website <http://www.roaccsa.com>. The site includes a discussion forum, Construction Approval Request form, the Deed Restrictions, a 'Contact Us' link, and helpful community information. We do not use this site for advertising or commercial contractor endorsements.

Potranco Road Construction and New Entry Sign

Reconstruction of Potranco Rd. should be completed this summer, including a traffic light at the entry on Rolling Oaks Lane. The original entry sign was demolished with this work, and a new entry island has been provided. The ROACC will construct a new sign at the entry. We will post several options for community input on the website (www.roaccsa.com), allowing your participation in selecting the new sign. Please advise by using the 'Contact Us' link.

Community Block Party

The ROACC will organize and host a community block party within the next several months, providing an opportunity for us to all meet old neighbors and make new friends. We'll invite representatives from the Sheriff's Office and Bexar County Fire Department to talk about community safety, and provide additional helpful community information. We look forward to seeing you at that event, and will post more information on the website (www.roaccsa.com) and at the front entrance as these plans develop. Please also let us know if you'd like to help with related planning and preparations.

City of San Antonio Annexation

Rolling Oaks Estates is no longer included in the City of San Antonio's planned annexation area. We therefore will continue to rely primarily on the Deed Restrictions and Bexar County ordinances to control construction, property uses, and allowable activities in the community.

Deed Restrictions

The Covenants and Deed Restrictions apply to all properties in Rolling Oaks, and can be viewed on our website. The Units I thru V restrictions run in 10 year renewing terms, and the Unit VI restrictions renew automatically in perpetuity. Unit VI includes: N. Rolling View, S. Rolling View and their side streets. The Deed Restrictions define the minimum standards, allowable uses and prohibited activities established to protect the value of our properties and community. These requirements, uses and prohibitions provide a critical tool to ensure that Rolling Oaks maintains its acreage residential character and property value.

Deed Restrictions Summary

The Covenants and Deed Restrictions present typical and reasonable requirements and restrictions for Rolling Oaks, and are binding on all property owners. A few of the most significant restrictions include: 1) All properties are restricted for single-family residential use only. No commercial businesses are allowed; 2) All planned new construction plans must be approved by the ROACC before construction; 3) No sign or advertising display is allowed unless it is for the sale of the property; 4) All fence construction which fronts or borders the roads must be approved by the ROACC; 5) All new home construction must be completed within six months after the laying of the foundation; 6) Trash, garbage and other waste will be kept in sanitary containers; 7) Abandoned and junk vehicles may not be stored on lots. The complete Deed Restrictions can be downloaded from the website.

Deed Restrictions Enforcement

The purpose of the Covenants and Deed Restrictions is to protect the value and character of each property in Rolling Oaks Estates. These covenants provide specific conditions, restrictions, and reservations that apply to every lot, and every property owner is legally bound by these covenants. The ROACC does not actively seek out violations nor does it inspect properties looking for covenant compliance problems. Rather, the committee responds to any and all inquiries and complaints received from property owners. Wherever possible, the ROACC endeavors to resolve covenant problems at the lowest level and with the minimum cost to all concerned. Such issues can usually be resolved through discussion with the subject property owner. However, we occasionally encounter property owner who refuse to comply with the restrictions, and the ROACC has pursued more aggressive enforcement actions when needed in the past. Occasionally we must seek legal assistance because of the nature of a specific violation or problem. Our goal always remains to protect the value of all properties within the subdivision.

Commercial Businesses vs. Home Occupations

Some questions have arisen concerning the definition of acceptable Home Occupations versus unacceptable Commercial Businesses in Rolling Oaks. We accept the general definition of acceptable Home Occupations to include: 1) No employees or individual not residing at the residence can come and go from the property as part of their work activity, 2) No commercial materials, waste or refuse can be stored at the property, including in separate buildings, 3) No commercial vehicles can be parked at the property, except when used for the personal transportation of the residents to their off-site work place, 4) No advertising of the property as a commercial business location, 5) The activity cannot alter the appearance of the property as a residence, 6) No selling of goods or other public traffic activities from the property, and 7) The activity cannot include >25% of the home area.

The ROACC has always monitored compliance with this critical deed restriction, and will continue to do so. Please contact us if you have any related questions, concerns or require clarification.

Fire Safety

Fire is the biggest danger to our homes. Please use common sense, remember burn-ban rules and atmospheric conditions and do not burn without the Bexar County Fire Marshall's prior approval. Call 335-0300 (between 9 AM and 5 PM) for permission to burn. Your burn site must be a minimum of 300 ft. from your neighbor's house or WRITTEN permission from your neighbor is required.

ROACC Operating Funds

ROACC maintains an operating funds account to maintain the entrance, host annual activities, and fulfill the Covenant duties including occasional legal assistance when needed. We ask each property owner to donate annually, as discussed in the attached appeal letter. This is our only source of funding. Please make checks payable to:

Rolling Oaks Estates ACC, and mail to:

Rolling Oaks Estates ACC
705 Oak Village Drive
San Antonio, TX 78253

Taking Care of Rolling Oaks

Rolling Oaks Estates has grown considerably in the past thirty years. With over 300 homes today, we are now about 80% built out. Most property owners are committed to maintaining their property to the standards reflected in the Covenants and Deed Restrictions, and these covenants reflect common sense rules of country living and courtesy to our neighbors. We all want to avoid problems like junk cars, poorly maintained fences, trash, loose pets and unapproved outbuildings that detract from the neighborhood. The ROACC will respond to these problems when reported, and our intent is not to harass property owners but rather to consistently and fairly maintain Rolling Oaks' high standards protecting our shared property values.

Protect Our Children-Slow Down

Watch for children and people walking and observe the posted speed limits and stop signs throughout the subdivision. Saving a few minutes of drive time is not worth a child's life. Children should not be allowed to drive ATVs on public streets, (it is illegal), or on other peoples' property.

Oak Wilt

Be aware there is actually an intruder that wants to steal some of your most valuable property - your oak trees! This intruder is a beetle. These beetles spread the lethal oak wilt disease from a diseased tree to a fresh cut on another tree. Oak wilt also spreads from tree to tree through the interconnected root system. Once the disease takes hold, the impacted trees are usually soon dead. And remember that your neighbors' trees may share that same root system. This intruder beetle can be stopped in its tracks by simply covering all wounds on oaks and cut stumps with pruning paint. Remember, there is no 100% safe time of year when oak tree cuts don't need to be painted immediately.