

R O A C C

ROLLING OAKS ESTATES ARCHITECTURAL CONTROL COMMITTEE

2019 Annual Funds Drive

Rolling Oaks Estates has developed as western Bexar County’s premiere acreage residential subdivision over the past 30 years, with property values steadily increasing as area development continues.

The neighborhood character and value of our properties are protected by the *Covenants and Deed Restrictions* which bind each property in Rolling Oaks, and which can be viewed on our website at www.roaccsa.com. We do not enjoy the protection of city zoning ordinances, instead relying on the deed restrictions to protect and preserve that character and value. A primary function of the ROACC is to monitor and encourage compliance with the deed restrictions. We respond to all observed violations of the deed restrictions, and usually are able to ensure compliance through dialogue with the involved property owner. However, we occasionally encounter property owners who refuse to comply with the deed restrictions, despite our best efforts. In such cases we must be willing and able to defend the deed restrictions to protect that character and value of our community, including legal defense if necessary.

When the developer established the deed restrictions in the early 1980s, he did not include mandatory annual dues for Rolling Oaks, instead assuming that most property owners would recognize the value of supporting the community and contribute voluntarily. Each year the ROACC asks for voluntary contributions through this letter. However, historically **less than 20%** of Rolling Oaks property owners contribute to the community funds, straining our ability to support community projects and respond to financial demands when presented, and placing an unfair burden on that contributing minority when such demands are presented. The ROACC is a voluntary group of your neighbors, receiving no compensation, and the community annual income and expenses can be viewed on the website.

It is critical that we build and maintain adequate funds to support the ROACC’s function going forward if we are to continue to host community events and protect the character and value of our community. Therefore we would ask that you do not disregard this request for financial support, and consider the impact of that support on protecting Rolling Oaks Estates as the rural neighborhood community we all enjoy. Please also consider the value of that support in protecting your property value as well. Thanks for your support.

Please detach this lower form, and return with your contribution to:

Make checks payable to “ROACC”

ROACC
705 Oak Village Drive
San Antonio, TX 78253

Contribution Amount: _____ \$50 _____ \$100 \$_____ (Other)

Name: _____
(Printed)

Address: _____

Contact Information (Optional):

Phone: _____

Email: _____