

Semi-Annual Meeting of the Garden Homes 2 (GH2)
Royal Ridge Executive Homes Association, Inc.
27 April 2025, 4:00 p.m., Royal Ridge Clubhouse

30 GH2 residents representing 24 of the 124 homes signed in at the entry table for the semi-annual meeting on Sunday, 27 April 2025 and were treated to a variety of waters, cookies, and chips.

At 4:03 p.m., President Lee Mays called the meeting to order and introduced the officers: Vice-President Elridge Davis, Secretary Pam Fosdick, Treasurer Mark Maurer, and Architectural Control Committee (ACC) Chair Bob Robbins. New residents Dena Jimenez at 10835 Royal Bluff and Diane Padfield at 6143 Royal Breeze were introduced.

Secretary's Report: Pam read a summary of the minutes from the 3 November 2024 GH2 meeting and noted the minutes were emailed to GH2 residents on 22 March 2025. If you did not receive the email from John Fosdick, please ensure we have your correct email address.

The motion was made, seconded, and voice vote unanimous to approve the secretary's report.

Treasurer's Report: Mark provided the treasurer's report. He deposited \$14,740, mostly from HOA dues and expenses were \$3,455. The GH2 bank account as of 30 April totals **\$50,096.36** (\$27,580.56 savings, \$22,516.30 checking). Unpaid 2025 HOA membership dues total \$1,515 (10 residents).

The motion was made, seconded, and voice vote unanimous to approve the treasurer's report.

Architectural Control Committee Report: Bob Robbins reminded residents that any external changes to houses and property must be approved by the Architectural Control Committee (ACC). He introduced new ACC member Jamin Wharton. Bob highly recommends you call him at 210-416-8862, for information and questions. The documents that provide guidance on size, shape, etc. are available on the website (<https://royalridgesa.org/garden-homes-ii>). Also, if you're interested in serving as a volunteer for Cellular on Patrol (COP), contact Bob.

President's Report & Announcements: Lee Mays provided updates for residents on several topics.

Zoning Issue: Lee alerted neighbors that the 12-1/2 acres on O'Connor Rd across from Antares Forest was set to become an apartment complex with 500 units. The City Council had a draft plan in November to reduce the density and the council staff recommended the zoning change for apartments; however, we have no update on the status. Currently, it is still officially zoned residential. There is also a zoning issue for the grassy area behind Royal Ridge 1 and across from Crownridge Townhomes near O'Connor. Many have probably seen the signs for Noah's Ark Storage coming soon. That acreage has been an issue for years because of its odd shape and location. The residents of RR1 and Crownridge support the city changing the zoning to allow the storage facility to be built there. Lee has expressed his opposition to Council 10 office on behalf of GH2, but it's likely to be rezoned to allow it. The zoning meeting is scheduled for Wed, 28 May.

Mowing Contract: We have a mowing contract with Pro-Scape to take care of some of the common areas in the GH2 area but not behind the single-family homes across the service drive from Royal Bluff homes since those residents own the grass strip, not GH2. The company does a nice job.

November 2025 Board Election: Lee announced we are scheduled to elect the 2-year term positions of President and Secretary at the next meeting scheduled for Sun, 2 November 2025. Lee has served as GH2 president for over 20 years and he doesn't want to be reelected. Vice-President Elridge Davis has indicated a willingness to accept the position, which would mean we need to elect a vice-president for the one-year remaining on Elridge's term. Pam Fosdick has served as board secretary since 2021 and urges someone else to enjoy the opportunity of serving. Be thinking whether you're interested in volunteering to be nominated and elected. Contact any board member for more information.

New GH2 Mailing Address: Lee announced that after many years of using his home address as the business address for the GH2 HOA, we have obtained and are paying for a P.O. Box for all official correspondence (\$188 per year). **Please note the new address for the Royal Ridge Executive Homes Association, Garden Homes 2, P O Box 34013, San Antonio TX 78265-4013.**

Open Items: At the November 2024 meeting, the group discussed acquiring insurance for the board as well as possibly hiring an HOA management company. No action has been taken on these items.

Island Maintenance: Lee, Bob Robbins, Brandi Wharton and daughters pulled weeds in the islands at O'Connor Road entrance and ended up hiring his lawn maintenance team to finish the one at Randolph Blvd. Barefoot Mosquito (formerly Bob Jenkins) Lawn company applies weed killers in the islands 4x a year, which GH-2 pays for on behalf of all of Royal Ridge; however, they're not paid to remove dead weeds. Many thanks to volunteers for helping our neighborhood look great.

Grass and Garbage, Recycle, Organic (GRO) containers: Lee reported 11 residents were sent letters and liens for not properly taking care of their containers and in some cases, lawns. Containers are not to be put out more than 24 hours before pick-up and must be out of sight within 24 hours after pickup.

Put complaints in writing and include addresses. Lee reminded residents that if you are bothered by things that are City of San Antonio issues such as grass that is higher than 12 inches, submit a written complaint on the city's 3-1-1 website. He, of course, hears verbal complaints from residents, which he understands is part of his job. However, please put complaints plus the address of the problem in writing and send him an email @ Mays7772@gmail.com. He mentioned resolving a major issue late last year about a new resident who advertised his place on AirBnB: the minimum rental time is 6 months.

Royal Ridge Recreational Club (RRRC): As a reminder, May is the month the RRRC opens the pool and annual memberships are due. Go to their website to sign up and purchase your \$200 membership: <http://www.royalridgeclub.com/>. The Royal Ridge Recreational Club is a membership supported organization established for the benefit of the entire Royal Ridge and surrounding communities in San Antonio TX. The facilities include a large multi-use clubhouse (inexpensive rental for members), a 73,000 gallon pool with water slide and ADA compliant pool lift, three tennis courts, and associated grounds and parking area. For 2025, free swimming is available May 24 – 26, 2 – 8 p.m. After that, you must be a member. A question was asked if the Club is solvent and Lee replied it was. Melissa French is the RRRC President and attentive to the pool and Club operation. Her cell # is (210), 885-2558.

Website Maintenance, Computer & Phone Security. Lee maintains and updates the website for all of Royal Ridge, which includes 9 HOAs. When you visit the website <https://royalridgesa.org>, click on the heading for "Garden Homes II." He also reminded residents that there are a lot of unsavory people out there doing their best to scam older Americans. Be extremely diligent to ensure you only respond to phone calls, emails, etc. that are legitimate and especially cautious of clicking on links in texts and emails. Instead, log in directly to your normal account on the website. Call Lee if you're in doubt because he is glad to investigate and help.

San Antonio Election: Lee reminded residents to be sure to vote for San Antonio mayor and District 10 Council representative in the upcoming election, Sat, 3 May 2025. The Royal Ridge school is the nearest voting site. The more community involvement, the more attention the city pays to our needs and concerns.

Adjournment: Lee asked if there was any other business or announcements. A motion was made, seconded, and unanimously passed to adjourn at 5:00 p.m.

The next Garden Homes 2 meeting is scheduled for Sunday, 2 November 2025, 4:00 – 6:00 p.m. at the Clubhouse.

Minutes submitted by Pam Fosdick, 19 May 2025, (210) 317-8243, PamFosdick@satx.rr.com

Royal Ridge <https://royalridgesa.org/>

If you're aware of new neighbors, please inform Lee Mays or John Fosdick who maintain the rosters or ask the new residents to contact them. Our goal is to e-mail residents and owners the rosters, reminders, etc. and only deliver hard-copies to those who don't have e-mail, which saves time and money.

The directory is for GH2 residents only and is not published on the Royal Ridge website. Please keep your information updated:

John Fosdick, JohnFosdick@satx.rr.com, (210) 860-0959

Lee Mays, Mays7772@gmail.com, (210) 842-9220

2025 GH2 Board of Directors

New President and Secretary to be nominated and voted for on 2 November 2025.

Lee Mays, President, 6307 Royal Ridge, mays7772@gmail.com, (210) 842-9220

Elridge Davis, Vice-President, 10895 Royal Bluff, davis10895@yahoo.com, (210) 412-0627

Pam Fosdick, Secretary, 6039 Royal Breeze, pamfosdick@satx.rr.com, (210) 317-8243

Mark Maurer, Treasurer, 10891 Royal Bluff, mmark712@aol.com, (210) 744-1607

Bob Robbins, Architectural Control Committee, 6135 Royal Breeze, robbinsrr@att.net, (210) 416-8862