

Northern Hills Homeowners Association General Meeting
August 19, 2025, 6:30 PM, Northeast Senior Center

I. Welcome

President Mike Gallagher called the General Meeting to order at 6:30 PM. There was a total of thirty-seven in attendance, thirty-one of those were dues paying members of NHHA. President Gallagher reviewed the meeting agenda to include presentations by DSD Director Amin Tohmaz, SAWS Conservation Sr. Planner Juan Soulas, District 10 City Councilman Marc Whyte and SAFFE Officer Gregory Warrington.

II. Presentations

A. Newly named DSD Director, Amin Tomaz, spoke specifically to 311/Code Compliance issues. There are six top violations throughout the city that result in over 300,000 inspections annually. The greatest of these is the issue of overgrown grass. The City requires you keep your grass below 12 inches. The issue of junk vehicles is also a code violation. This does not necessarily refer to the cosmetics of a vehicle, but rather one that is inoperable and has not moved for 10 continuous days. These vehicles are not allowed on driveways or in public view. Indoor furniture, appliances, auto parts, etc. will be considered in violation if stored outside. Front yard parking is a violation, as well as boxes, wood, rubber and other trash on the sidewalk. And finally, fences should be in good repair. All of these issues should be reported to 311, either by phone or preferably by the 311 app easily downloaded on phones. If reporting a violation on the 311 app, the location of the violation is identified and does not necessarily require directions. The expected response time from 311/Code Compliance is 2-3 days for inspection of the issue. A violation notice would be the next step and provides 10 days for resolution. An actual citation would follow, and the issue could end up before a judge within 3-4 weeks. A consultant has met with the various Districts across the City receiving input on issues

and concerns expressed by homeowners. A compilation of those issues will be presented to City Council in January 2026 for review.

B. Juan Soulas with SAWS acknowledged that San Antonio is in its sixth year of drought. He explained and provided hand-out information on the various programs available through SAWS to aid in conservation efforts. Water Saver Coupons and Outdoor Living Rebates are provided through a prequalification process identified on the SAWS website. A commitment of 200 sq. ft. is required for these programs, with the idea of replacing grass with drought tolerant options. He stressed that homeowners should know the day and times they are eligible to water and also provided handouts on Reading the Water Meter. SAWS intends to have all old meters replaced by the end of the year.

C. District 10 Councilman Marc Whyte addressed the group with apologies to those that attended the City Budget meeting the previous evening. With the intent to discuss budget issues, the City Mayor interrupted the meeting flow to focus on the Marvel Project. As this was not the purpose of the meeting, it caused a disruption to the program. Councilman Whyte indicated his focus on the new City Budget remains on Public Safety and Infrastructure. His previous efforts have secured 25 new police officers for San Antonio. His intention is to raise that number to 65. He also reported 22% of San Antonio roads are in poor condition resulting in drainage issues and unsafe travel. The Councilman also updated the group on the Marvel Project as it will appear on the November ballot. There is a need to finalize the term sheet which then offers complete transparency on the funding of the project. At this point in the process, and until the term sheet is finalized, there remains questions on what impact the project will have on taxpayers. The current term sheet, yet to be finalized at this time, identifies the \$1.3 billion dollar project to be funded as follows: \$311 million dollars will be supplied by the County, \$500 million will come from the Spurs organization, and the remaining \$489 million will come

from the City of San Antonio. There are State sales tax dollars available to the City through what is known as Project Finance Zone Money. Accessing these funds will eliminate any additional taxpayer funding. The upcoming City Council Meeting (Thursday, August 21, 2025) will focus on the acceptance of this current term sheet.

UPDATE: A RESOLUTION TO ACCEPT THE NON-BINDING TERM SHEET WAS PASSED BY CITY COUNCIL. Councilman Whyte intends to have City Manager Eric Walsh address the district prior to the vote in November and promises to keep his constituents informed as the Marvel Project moves through the approval process. He feels that San Antonio cannot afford to lose the Spurs and the financial impact that loss would have on the City of San Antonio would be detrimental.

D. SAFFE Officer Gregory Warrington addressed the group identifying property crimes as the biggest issue in Northern Hills. This includes car break-ins, otherwise known as a Crime of Opportunity. If you must leave your car outside, please be sure it is locked and any personal items i.e. laptop, briefcase, etc. are removed from the vehicle. He stressed that you should keep a watchful eye on your neighbor, be aware of your neighbors and surroundings, and if you SEE SOMETHING, SAY SOMETHING. Pam Hays, manager of the Northern Hills COP program, provided information on upcoming COP training, September 8, 2025 at 6:00pm at the police sub-station on Jones Maltzberger. There will be a training in October and November as well to finish out the year.

III. Announcements

- Monday, August 25, 2025, 6:30pm – Public Safety Town Hall - Northeast Senior Center
Date of this event may change due to conflicts with other City events.
- Monday, September 15, 2025, 6:30pm – District 10 Meeting – Northeast Senior Center

- Saturday, October 4, 2025 – Neighborhood Garage Sale
- Thursday, October 9, 2025 – 6:00pm-8:00pm – Neighbors Together – Northeast Senior Center
- Saturday, October 11, 2025, 9:00am - Noon – Neighborhood Clean Up Day – Northeast Senior Center
- Monday, October 20, 2025, 6:30 – NNA Forum for the November Election – Northeast Senior Center

Door prizes were drawn, and President Mike Gallagher adjourned the meeting at 7:34pm.

Recording Secretary – Nancy Keating