

Northern Hills Homeowners Association General Meeting  
February 17, 2026, 6:30 PM, Northeast Senior Center

I. Welcome

President Mike Gallagher called the General Meeting to order at 6:30 PM. The sixty-two attendees were treated to finger sandwiches, chips and cookies made available by the HOA Board. President Gallagher reviewed the meeting agenda and turned the floor over to District 10 City Councilman, Marc Whyte.

II. Presentations

A. District 10 City Councilman Marc Whyte spoke regarding the current issues facing the San Antonio City Council. Not the least of which includes the proposed ICE Detention Center on the East side of San Antonio. Councilman Whyte explained that the federal government purchased the land/facility and as such is under no obligation to comply with any City laws. In short, the City has no say as to how the property is used. The Councilman also addressed the impending SAWS rate increase. He indicated the City Council has requested SAWS reveal their finances to determine that funds are being spent efficiently. He then addressed the development proposed by Lennar Homes on the Guajolote Ranch in Helotes. The City Council has denied the MUD application as the development would risk contamination of the Aquifer. He next spoke of the potential censure of Mayor Gina Jones. A recent incident had the mayor berating a council member and a Code of Conduct complaint was filed. An investigation followed with results to be addressed at an upcoming City Council meeting. The new police contract is working through City Council and will hopefully be in place soon. One of Councilman Whyte's agenda items has been to spruce up the Northeast corridor. New guidelines have been established to bring consistency to the appearance of businesses along the corridor. There is also funding available to revise neighborhood signage throughout the district.

There are three options available to Northern Hills. The selected option will replace the current main entrance signage. (The entrance onto Scarsdale off Thousand Oaks) The Councilman then took a question regarding the proposal of free bus service in San Antonio. He indicated that would not be possible as VIA could not withstand the impact. He was also asked about the recent Congressional redistricting. District 10 was previously in Congressional District 21. The area has been split, and with new boundaries being drawn, Northern Hills is now in Congressional District 35. The upcoming primary vote on March 3<sup>rd</sup>, 2026 will determine the new U.S. Representative for Congressional District 35.

- B. Cecilia Velasquez, Vice President of SAWS Customer Service and Strategic Initiatives, next addressed the group regarding the proposed SAWS rate increase. SAWS services over 600,000 customers and is the seventh largest utility in the nation. Of the over 14,000 miles of water/sewer main lines, 25% of those are over 50 years old. A rate increase was needed in 2020 but was waylaid due to Covid, only to be postponed a second time by the devastating winter storm of 2021. Ms. Velasquez was questioned regarding the loss of water contributed to broken infrastructure. Her example noted that in 2023, in year 5 of the current drought, 20 billion gallons of water were lost due to broken water mains. She also explained the expected rate increase based on usage, i.e. a customer currently receiving a water bill averaging \$62.00/month would see a monthly increase of around \$4.75. The increase will be applied in percentage based on usage. The more water you use, the greater the increase. As a municipally owned utility, SAWS will require City Council to approve the increase.
  
- C. NHHA Vice President Ray Blankenburg addressed the group with information regarding the Animal Defense League. Dogs and cats are typically abandoned for three reasons: a move, an elderly individual unable to care for the pet any longer, and the cost of pet

ownership. ADL will spay/neuter and microchip all abandoned animals. They also offer this service, as well as low-cost vaccinations, to all pet owners. Volunteers are always needed and fostering those pets too young to adopt can be very rewarding. ADL will supply all needs required. There is nothing better than the unconditional love of an animal. For more information contact the Animal Defense League at [www.adltexas.org](http://www.adltexas.org).

- D. There has been concern recently about the dead wildlife surrounding the lake on Scarsdale. Texas Parks and Wildlife was notified and the issue forwarded to Metro Health. Assistant Director Mario Martinez addressed the group, along with Andrew Wiatrek, SAWS Manager of Environment Protection. Working together they found increased levels of E-Coli in the lake. The lake is on private property and as such they are limited to their initial testing only. SAWS was able to rule out sewer contamination as a cause. The consensus is that an influx of migratory birds, drought conditions and a decreasing water level may be causing the development of E-Coli. The lake is surrounded by three apartment complexes and apartment management was notified to inform residents of the issues and concerns.
- E. NH resident Evan Carr has established a Northern Hills Men's Group. There are currently ten like-minded gentlemen who have come together to help the residents of Northern Hills. Mr. Carr related a story of furnishing Christmas gifts to a family of six who would otherwise have gone without. They are hoping to grow the group and have representation throughout the neighborhood on lookout for neighbors in need. If you are interested in joining the Men's Group, please contact Evan Carr via email: [evancarr62@gmail.com](mailto:evancarr62@gmail.com).

### III. Announcements

- February 17 – February 27, 2026 – Early Voting
- March 3, 2026 – Primary Election
- March 16, 2026 – District 10 Meeting – 6:30PM – Northeast Senior Center
- March 21, 2026 – District 10 Shredding Event
- May 9, 2026 – Neighborhood Clean-Up Day
- May 19, 2026 – NHHA General Meeting – 6:30PM – Northeast Senior Center

Door prizes were drawn and President Gallagher adjourned the meeting at 7:34PM.

Recording Secretary – Nancy Keating