

Northern Hills Homeowners Association General Meeting
February 18, 2025, 6:30 PM, Northeast Senior Center

I. Welcome

President Mike Gallagher called the General Meeting to order at 6:30 PM. There were fifty-six in attendance. Twelve of those homeowners paid their dues at the meeting. President Gallagher reviewed the meeting agenda to include presentations by SA City of Public Works representatives, SAWS representatives, SAFFE Officer Gregory Warrington and District 10 Councilman Marc Whyte.

II. Presentations

A. Carmen Varela Rivas, COSA Public Works Sr. Engineer, introduced the team working on the reconstruction of Bell Drive from Stahl to Uhr Drive. Funds for this project are derived from 2022-2027 Bonds, as well as the 2024 Street Maintenance Program. H.L. Zumwalt Construction will be managing the project. Ms. Rivas indicated that SAWS should be completing their portion of the required work by the end of March, at which time the City will take over the project. The intent is to remove/replace asphalt down to the subgrade level, and upgrade sidewalk ramps to meet ADA compliance requirements. Several questions were raised, including additional sidewalk upgrades, speed humps, bike lanes, flooding, and side street upgrades. In that order, Ms. Rivas indicated all sidewalks would be addressed, as needed, to include additional walks along the golf course where there is currently no sidewalk present. There are currently six speedhumps along Bell Drive. A traffic survey will be needed to determine if fewer will maintain safety. The current bike lanes will remain and the current low-lying areas that hold water will be remedied. Lastly, Ms. Rivas indicated the various side streets in the neighborhood would be addressed within the next 5 years. There will be flyers distributed to the homes on Bell Drive impacted by the renovation. There will also be emails through Constant Contact to alert homeowners of any closures along Bell Drive.

B. A representative from SAWS was not available to attend this meeting, and Gabriela Gonzales, Senior Management Coordinator for COSA Public Works Department, stepped up to take questions and answer what she could regarding neighborhood issues. Flooding, broken pipes and repairs were discussed. Homeowners spoke to the fact that when SAWS repairs broken pipes and destroys yards in the process, they accept no responsibility in repairing the yard. It was also questioned why, after finishing work and replacing asphalt, the same area is reopened repeatedly. Ms. Gonzales indicated multiple contractors may need access to the same area. Their scope of work requires them to open, do what is necessary, and close the opening. It was suggested these multiple contractors communicate to achieve all that is necessary at one time. Also, it was suggested that an actual SAWS representative attend a future meeting.

C. SAFFE Officer Gregory Warrington addressed the group and reported that most crimes in Northern Hills were crimes of opportunity. He then focused on ways to deter the crime. If space allows it would be best to get vehicles into the garage and off the street. As he noted, your vehicle is worth more than the items you have accumulated over the years, only to take up garage space. He addressed lighting and cameras. Bright lighting and high-definition cameras are best, capturing the information needed by police to pursue the thief. However, even dummy cameras can function as a deterrent. Landscaping should allow for open sight lines and reduce hiding places around the home. Speak with delivery drivers and decide on the best spot to receive packages and ward off porch pirates. A question was raised regarding the party responsible when mailboxes are broken into, and mail is stolen. Although this is considered a Federal offense, Officer Warrington indicated the repair/replacement of these mailboxes was now the homeowner/HOA responsibility. Officer Warrington applauded the neighborhood COP program in recognizing "hot spots" i.e., dead-end streets, darkened corners, empty parks, etc. Pam Hays, manager of the

COP program in Northern Hills, then addressed the group regarding the upcoming COP training held at the Police Substation on Jones Maltsberger. The dates include March 8th from 9:00am-1:00pm, April 7th from 6:00pm -9:00pm, and May 10th from 9:00am-1:00pm.

D. District 10 Councilman Marc Whyte reported on several City matters, starting with the closure of the Migrant Resource Center, an issue he supported. The Center was operating on a daily budget of \$20,000, reimbursed by the Federal Government. Considering the stance of the current government, Federal funds were to be suspended. It was determined the daily \$20,000 could be put to better use for the citizens of San Antonio. Councilman Whyte also supports a Revised Ordinance on how City contracts are awarded to contractors. Previously, City contracts were awarded to minority/small business contractors with little emphasis on qualifications or how requirements would be met. The new criteria would include qualifications and confirming that projects can be completed on time and on budget. Councilman Whyte also promotes a Memorandum of Understanding. This would put an emphasis on communication between City services. As projects are approved, all City services involved, SAWS, CPS, Public Works etc., would be required to sign documentation prior to the start of the project. The idea is to get all involved on the same page as work progresses. Councilman Whyte made this statement: "Our City Government does not work well with others." One area in particular is interaction with the Federal Government. Our current relationship affords us \$326 million annually, an amount the city cannot afford to lose. His efforts are focused on maintaining that relationship. He also spoke about the new Spurs stadium and Project Marvel proposed for the downtown area. Although this is being publicized as a great project to enhance the downtown area, Councilman Whyte said that there have been no numbers presented on how the project would be funded. Until he is fully satisfied that taxpayers will not be responsible, he intends to vote against the project. He also indicated there were plans to renovate the Alamo Dome to the tune of \$300-\$500 million. Questions were

raised regarding traffic into downtown as well as parking. There will be more to come on these issues.

III. Announcements

- March 17, 2025, 6:30pm – District 10 Meeting – Northeast Senior Center
- March 29, 2025, 10:00am – 12:00pm – District 10 Shredding Event - Northeast Senior Center
- April 21, 2025, 6:30pm – Alliance Candidates Forum – Northeast Senior Center (27 Mayoral Candidates in the running)
- April 27 – April 29, 2025 – Early Voting
- May 3, 2025 – Election

President Gallagher addressed owners of zero lot line homes/garden homes regarding access to neighbors back yards. There have been issues where maintenance or utility workers need access and locked gates prohibit entry. He also mentioned the need for HOA representation in Areas 3 and 6. Door prizes were drawn.

President Gallagher adjourned the meeting at 7:34 PM.

Recording Secretary – Nancy Keating