

Northern Hills Homeowners Association General Meeting
November 18, 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-nine in attendance. President Gallagher reviewed the meeting agenda and turned the floor over to District 10 City Councilman, Marc Whyte.

II. Presentations

A. City Councilman Whyte spoke briefly about his efforts being made to work constructively with the newly elected Mayor of San Antonio. He spoke of the Taxpayer Impact Statement he proposed that has recently passed through the Governance Committee, to now be approved by City Council. The Impact Statement enforces his efforts for transparency and accountability in City Government. Councilman Whyte acknowledged that Propositions A & B had passed the recent vote, and he thanked District 10 for the exceptional voter turnout. The next step in the Project Marvel plan is to negotiate the non-binding term sheet into contractual form. He also indicated a bond proposal, to include the necessary infrastructure for the project, will need to be voted on in 2026. Other items addressed were the Texas Space Summit coming to San Antonio in September 2026, the new airport terminal on schedule for completion in 2028, and the efforts being reviewed for improving the Northeast Corridor. In reference to this, a \$500,000 grant has been made available for better lighting, street improvements and a crack down on crime in the area. He also mentioned the hotel and restaurants coming soon in the area around Morgan's Wonderland. Councilman White reported an expert had been called in to review the flooding issues/concerns that recently cost several lives in San Antonio. As a result, the City will implement sensors in those areas where drainage impacts safety and thereby have advance warning to close streets to residents. He was questioned

about Zero Based Budgeting and indicated that additional comprehensive budget reviews will continue with the help of a third-party consultant in 2026. Thus far, \$27,000,000.00 in excess spending has been identified and saved.

B. Andrew Guajardo addressed the group with information regarding the Via Link program. This on-demand rideshare program is available to all San Antonio residents and operates in 5 different areas of the City. (Residents of Northern Hills fall within the Naco Pass zone) As Mr. Guajardo noted, the program works like an Uber, but costs like a bus. From 5:00am – 9:30pm, and up to 7 days in advance, a person can book a ride within the given area for \$1.30/trip. For seniors over 62, the cost is half that. Via Trans is a separate operation geared to those with a physical or mental disability. It operates similarly but requires a doctor or therapist recommendation. Ride tickets are available at HEB, or wherever bus tickets are sold. You can also download the VIA app through VIAINFO.NET/GOMOBILEPLUS. Additional details and information are available on Mr. Guajardo's presentation identified on the Northern Hills website, www.northernhillsconnect.com.

C. Board members Jan Kirby and Ray Blankenberg addressed the group recounting the efforts to upgrade and beautify the Northern Hills entrances. New edging, rock and plantings have been added to each of the 5 neighborhood entrances. There will also be solar lighting placed at the front entrance at Scarsdale and Thousand Oaks. Jan requested those present to adopt one of the entrances to keep them presentable for the future. Ray indicated a non-abrasive cleanser can be used to freshen the rock, and there is paint available if needed to enhance the logo. A resident indicated he has placed several geocache items near the stone entrance markers. He asked that they not be disturbed.

D. SAFFE Officer Gregory Warrington addressed the group identifying the issues likely to be encountered this time of year. He specified

property crime, porch pirates and mail theft. Officer Warrington suggested setting up an area for package delivery that will not be visible from the street. He also noted you should check your mail daily, and lock your vehicles when leaving them, stressing there should be nothing visible in the vehicle that would tempt theft. The SAFFE Officer then responded to questions regarding specific crime issues. A recent FBI/DEA operation in San Antonio apprehended 150 individuals with gang ties. Local law enforcement helped with this capture. He also addressed the recent shooting near the Northern Hills neighborhood, indicating a motive has yet to be determined. Officer Warrington was then questioned about the police responsibilities as related to Code Compliance. He indicated 'street issues' would be addressed by law enforcement i.e. disabled vehicles on the street. With that exception, 311 Code Compliance handles all other enforcements. Pam Hays, COP Manager, then addressed the group regarding the need for volunteers and the monthly training held at the Jones Maltsberger police sub-station. Check the Northern Hills website, www.northernhillsconnect.com, for updates on class schedules and information. She also indicated a COP appreciation dinner will be held in the near future.

E. Matthew Benevides introduced himself as the NEW Code Compliance Officer for Northern Hills. He reviewed the schedule upheld regarding the enforcement of specific issues i.e. overgrown yards. If a citation is given, the homeowner has 10 days to comply or be faced with a \$300 fine. If left unresolved for an additional 10 days, a \$500 fine is imposed. An additional 10 days results in a \$1000 fine. Code Compliance specifics can be found on the Northern Hills website, www.northernhillsconnect.com.

III. Announcements

- MJ Barnes addressed the group with information regarding the Northern Hills 2nd Annual Silent Auction. The event will be held Tuesday, December 2, 2025, at the Northern Hills Methodist Ministry Center, 4306 Naco Pass. Event will run 5:00pm –

7:30pm, with final bids due by 7:15pm. Donations will still be accepted up to one week before the auction. Item payment can be made by cash, check and PayPal the night of the event, and all monies made will go to the beautification of Northern Hills. Auction items, with value and minimum bid identified, are currently shown on the Northern Hills website, www.northernhills.connect.com.

- Clare Coleman identified the Yard of the Month winners of a \$15.00 Rainbow Garden gift certificate. Yard of the month is awarded to one home in each of the eleven areas of Northern Hills from April – August of each year. Those judging are looking for curb appeal, a well-maintained yard with visual appeal. The 2025 winners were drawn at random during a recent NHHA Board Meeting. Diane Canant of Area 9 won for her yard in April, Sandra Townsend won for her yard in May, and Marjorie Thompson won for her yard in August. The program will start again in April 2026.
- The District 10 Christmas party will be held at Morgan's Wonderland on December 8th. All are invited and the gift of an unwrapped children's gift would be appreciated but not mandatory for admission.
- President Gallagher mentioned the NH Scholarship Program and how Northern Hills is unique in offering the scholarship to exceptional high school seniors. The individual must live in Northern Hills and be a dues paying member of the HOA. (\$50.00 annual dues). The scholarship application can be found on the Northern Hills website, www.northernhillsconnect.com.

Door prizes were drawn, and President Mike Gallagher adjourned the meeting at 7:35pm.

Recording Secretary – Nancy Keating