



February - April 2026

HOA BOARD NOTES:



We hope everyone has been able to enjoy our wonderful weather through the briefest of cold snaps and into the “early” summer temperatures.

- We pulled things together for our **Annual Membership Meeting** and shared information with our members who were able to attend. The information was in reference to our financials, amenities, and covenants. We appreciate your time and ask for your participation in these decisions going forward as they affect all of us.
- We are in the middle of a primary (Feb 17 - Feb 27). Voting day is March 4th. League of Women Voters, ACLU and many other organizations are watching the polls to keep them safe, fair and secure for all of us.
- We are looking forward to all those beautiful spring flowers coming to life in our community.
- All assessment letters have gone out and our Treasurer reports that, on average, 90% of us return payment prior to March 30 discount deadline! Timeliness is much appreciated.
- Be aware that we have had vandalism recently on our community property -see article Our Amenities page 2.



Calendar of Events:

February:

Early voting 2/17 - 2/27

March

2nd, Mon - Holi begins at sundown

4th, Tue - Voting Day - get out the vote!

8th, Sun - Daylight Savings - turn clocks forward 1 hour (spring ahead)



17th, Tue - St. Patrick's Day - get out your green and best of luck

19th, Thu - Eid al-Fitr begins at sundown

20th, Fri - First Day of Spring

29th, Sun - Palm Sunday

31st, Tue - Cesar Chavez Day and last day to send in Maintenance Assessment for \$390



April

1st, Wed - Passover begins at sundown

3rd, Fri - Good Friday

5th, Sun - Easter

11th, Sat - Pool Key Distribution

30th, Thu - Maintenance Assessments due date



May

30th - Pool Party and Key Distribution



Blanco Woods Neighbors



During our **Annual Membership Meeting** we discussed a possible Special Assessment in order to repair/replace our aging tennis courts. A survey will be coming out shortly and we ask for your participation by completing this survey and returning it to us as quickly as possible in order to help determine the course of action you wish for us to take on this matter.

Please be on the lookout for this survey. Thank you for your attention on this matter.

We continue to work together to make Blanco Woods the place we all call home!

YARD SIGNS



Our covenants reflect city and state codes. Signs that can be placed in yards at any time are real estate signs.

Flags that can fly at anytime are U.S., State of Texas and any branch of the U.S. military.

Political signage is limited to 4'x6' and can only be displayed 90 days prior to election day and must be taken down 10 days following election day.

Contractor, construction and home repair services are permitted for a 2 week period following completion of work.

HOA Committees

COMMUNICATIONS

Ever wonder where the eblasts come from? **Alyssa Mendoza** is our volunteer Communications person. If you are not receiving eblasts, newsletters and such, please contact Alyssa at hoablancowoods@gmail.com.

ARCHITECTUAL CONTROL COMM (ACC)

If you are planning any update, revision or addition to your property, please complete the ACC Form (found on website under Forms) and send to Charles Schneider prior to any work being started. If you are not in compliance, the work may have to be redone mid project. Cost of the revision would fall to homeowner.

POOL

Our pool committee wish to thank you for taking care of our neighborhood pool as if it was in your own backyard. By putting away umbrellas, moving chairs close to buildings, keeping doors to bathroom closed and picking up trash we are all taking part in keeping our neighborhood clean.

If you wish to have a party at the pool, contact Laura Groff at 210-445-8306 or lgroff14@satx.rr.com

Wanting to Skateboard?

Please don't use our tennis courts!

San Antonio Parks and Recreation Department offer plenty of opportunities at over 15 skate parks, known as plazas, to choose from.

The plazas are unstaffed, free and open to the public during park hours (5 am—11 pm). Not all parks have lighting available.

To locate a skate plaza near you: <https://www.sa.gov/Directory/Departments/Parks>

Our Amenities:

Even though our tennis courts are in badly need of repair, they recently have been vandalized and we are asking our members to be vigilant as to the culprits and persons who are breaking what we already have. Someone it seems has sat or leaned on a net and broken the mechanism gear so the net must be replaced at a cost of hundreds of dollars.

If you **see something, please say something**. These are your dollars that are being spent on needless repairs.

Also, please make sure the gates are closed behind you upon leaving the pool and tennis court areas.

These amenities are for our members and members guest use only.



Raccoons, Cats, & Skunks



More activity of cats, racoons, coyotes or other critters around your home may be a sign that someone is feeding them. If you put out food for our neighborhood animals, other animals will find it. By law, if you feed our feral cats, **you** are responsible for their welfare. See Feral Cat Society of San Antonio info@sanantonioferalcats.org for more information.



We had 7 homes sell in 2025 and would like to extend a warm welcome to all our new homeowners. We are so glad that you decided to make your home with us. If you have any comments or questions, please see last page of newsletter for officers, directors, committees, and local help contacts.

May you enjoy living in Blanco Woods for many years to come!



REAL ESTATE NEWS: Jan SABOR - Taylor Fellows

San Antonio, TX — The San Antonio housing market began 2026 with a seasonal slowdown in sales activity, while pricing and inventory levels continued to reflect overall balanced market conditions, according to the January 2026 Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR).

In January, 1,974 homes were sold, representing a 10% year-over-year (YoY) decrease. Pricing remained relatively steady. The average home price reached \$362,130, a 3% YoY increase, while the median price declined slightly to \$292,999, down 1% YoY. The price per square foot averaged \$169, reflecting a 1% YoY decrease, signaling modest price adjustments across certain segments of the market.

Inventory levels continued to provide buyers with increased options. Months of inventory rose to 5.49, and homes spent an average of 98 days on the market, a 17% YoY increase, giving buyers additional time to evaluate choices and negotiate. At the same time, pricing discipline remained intact, with 91.4% of homes selling close to their original list price.

If you or anyone you know in Blanco Woods would like to provide updates to our newsletter regarding real estate news please contact Newsletter Comm.

COMMUNITY RESOURCE DIRECTORY

Do you or a friend need help finding food, coping with the loss of loved one, or knowing how to make the most of your paycheck?

The **San Antonio Community Resource Directory (SACRD)** is a directory of human services including nonprofit organizations, congregations, Government agencies, and compassionate groups in and around San Antonio. All of these and more can be found at: www.sacrd.org/directory.

Our Little Free Library

3400 Blanco Woods

Charter #169215

Motto: Take a book, leave a book.

There are no banned books in this library and it is a service to all our members as well as the surrounding communities.

Thank you so much **Randy Mass** for keeping our little library so neat and tidy!



District 9 UPDATES

Walker Ranch Senior Center, located at 835 Rhapsody, offers socializing, classes, exercise facility and exercise classes, and free lunches to any and all San Antonio residents 60+ yrs. old. If you are interested in checking it out, or joining, please stop by the Center with a current driver's license or valid ID and see what they have to offer. Membership is absolutely free!

It is easier than ever to get involved with your city government. You may not have time to go to the City Council meetings or attend other public meetings, but **SASpeakUp** makes it easier than ever to connect with your City. **SASpeakUp** is a one-stop website for participating in City Council meetings, surveys, events and more : at <https://www.saspeakup.com/Portal/S0037#home>.

Our District 9 Councilwoman Spears has been busy in our community. She held a New Year, New You social and information event at the Walker Ranch Senior Center, and is hosting town halls and other informational get togethers all over District 9. If you wish to receive current information via newsletter or eblasts coming out of the Councilwoman's office, please email her office at District9@sanantonio.gov.

If you have information from the Mayor's or Councilwoman's office and would like to share, please contact Newsletter Committee (contact info on last page).

SAN ANTONIO WATER SYSTEM (SAWS)

A program called **SAWS Uplift** offers a variety of programs to help ease the burden of utility costs for those who qualify in order to ensure they have access to life-sustaining water and sewer services. If you or anyone you know needs help, please contact **SAWS Uplift** at: www.uplift.saws.org .



In addition to the Emergency numbers and Non-Emergency numbers listed on the last page of this Newsletter:

To Report a Community Issue

Contact 311 and get a case number.
Call 311 by phone, or visit website:
311.sanantonio.gov, or use the app:311SA
- Include pictures whenever possible.

District 9 Constituent Services

Contact Mimi Planas: 210.207.0955
Or: miriam.planas@sanantonio.gov

District 9 Office

Downtown Office—City Hall
100 Military Plaza, SATX 78205
210.207.7325
District9@sanantonio.gov

Our Furry Friends....

We love meeting and seeing you out walking your friend, best bud, part of the family, friendly side kick, “baby”, etc. and visiting. We ask all owners of these wonderful furry friends to also do their part to keep Blanco Woods beautiful.

Pets **must** be on a leash and owner’s responsibility is to clean up after their pets when out in public, which includes common areas as well as other homeowners front yards.

If your pet is prone to watering flowers or plants, please refrain from having them do that as the acidity in their urine will kill these plants on your neighbors property.

As fences are not allowed in front of our properties we should be aware of all aspects of pet ownership and remain good neighbors.



DID YOU KNOW?

If you are wondering why the traffic seems so much heavier than it did this time last year -

SA News writer Richard Webner noted in the 12/23 issue that **local industries** are contributors to **freight traffic** which is causing more of our traffic congestion here in San Antonio.

The report notes that the San Antonio region is strategically located between the major freight routes of Interstate 35, Interstate 10 and Interstate 37, serving as an important link for freight traveling up from Mexico through the Port of Laredo, as well as through the ports of Houston, Corpus Christi and El Paso, before moving on to other parts of the U.S.

The presence of auto supply chains in the San Antonio area, due in part to the presence of the Toyota and International Motors manufacturing plants, contribute to the volume of freight traffic, as do the quarry operations along I-35 in Comal County and energy production in the Permian Basin and the Eagle Ford shale formation.

The local military presence, through Joint Base San Antonio and the National Guard Martindale Army Aviation Support Facility, are also adding to the freight demand.

BLANCO WOODS HOMEOWNER'S ASSOCIATION, INC.

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Please send any comments,
suggestions or articles by April
10th to be included in the next
Newsletter

Website

Audrey Trent

210.379.3655

info@kalloraco.com

Other Important Numbers

In an **Emergency: 911** for crimes, serious injuries, and fire. All other numbers listed are non-life threatening and used for outages, questions, concerns, information, and/or help. A report must be filed if someone's hurt, a weapon involved, or loss/damage to property occurs.

SAPD Non-Emergency: 210.207.7273

CPS Energy: 210.353.4357(HELP), Non emergencies can be reported via their website at:
www.cpsenergy.com

SAWS: 210.704.7297(SAWS) Emergency and Non Emergency for Water and Sewer: or can be reached via website: www.saws.org

SAFFE (SA Fear Free Environment) Officer Ramirez: 210.260.8358 for any suspicious activities around your home or within the development.

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