

Bulverde Village Property Owners Association

1600 NE Loop 410, Suite 202

San Antonio, Texas 78209

(210) 829-7202 Office / (210) 829-5207 Fax

www.ams-sa.com

Association, Administration, Recreation Area & Pavilion Area, Pets, Utilities and Services, Street Lights, Speed Limits and Traffic Signs, Emergency Fire and Rescue, Police, Additional Phone numbers and Links, Restroom Code.

Dear Homeowner,

Prior to purchasing your home, you were informed of the **Bulverde Village Property Owners Association** and its many fine features. The Board of Directors would like to provide you more information about the Association's rules and regulations, services provided by outside agencies, utilities and phone numbers for your convenience.

Homeowners in Bulverde Village want to make it a better place to live and enhance long-term property values. In order to do this, everyone must comply with the Declaration of Covenants, Conditions and Restrictions (DCCR's), which are provided at time of closing. Most violations occur as a result of insufficient information or misinformation. The following information is provided to help clarify the requirements. If you have any questions, please call the Association office at 829-7202 or visit our website at www.ams-sa.com.

Association:

The Bulverde Village Association is a non-profit organization. The Association owns and maintains the common properties and facilities. The common properties and facilities include, but are not limited to, public rights-of-way or easements, walls, fencing, greenbelt landscaping, sprinkler systems and improvements.

Every homeowner is an automatic member of the Bulverde Village Property Owners Association (Bulverde Village POA) **in addition to** their own Homeowners Association. **Bulverde Village Property Owners Association** (community park/pavilion & parkway areas) shares a portion of the responsibility for their support and pays mandatory assessments.

The Bulverde Village POA assessments (currently \$200.00 per year) are billed semi-annually and are due on the 1st of January and the 1st of July of each year. (If you do not receive a statement, your account is still due and you should make arrangements for payment.) You can pay on-line at [AMS](#)

Administration:

The offices of the Association are located on the access road off of Loop 410 East at Harry Wurzbach. It is a two-story tan building with "Association Management Services" on the front of it. The actual mailing address is 1600 NE Loop 410, Suite 202, San Antonio, Texas 78209. Our office phone number is (210) 829-7202. Hours of operation are: Monday through Friday, 8:00 a.m. to 6:00 p.m.

Responsibilities are to represent the Association in providing for the physical maintenance and operation of the common facilities as well as administer the services of all contractors providing services to the Association.

Additional responsibilities include collecting assessments, making disbursements, establishing the budgets, keeping financial records and maintaining all administrative records of the Association. The Association has other responsibilities, at the direction of the Board.

Recreation Area, Pavilion Area and Pathways:

The recreation / pavilion area is for the enjoyment of all residents of Bulverde Village. A copy of the rules and regulations for the recreation / pavilion area are included in this packet. **Pets are allowed on the pathways, but prohibited in the Recreation / Pavilion Areas.** The restrooms have a special doorknob installed to help with the safety of all residents of Bulverde Village. The restroom codes are not included in this packet, please send an [e-mail](#) to the association manager to request the code. Please do not share this code with anyone outside of your household members.

Pets:

All household pets shall at all times, except when they are confined within the boundaries of a private single-family residence, be restrained or controlled by a leash, rope or similar restraint. **Please do not let your pets run loose, pets should always be restrained and leashed. Pets are allowed on the pathways, but prohibited in the Recreation / Pavilion Areas.** Please also clean up after your pet when taking them for a walk, no one wants to accidentally step in it or clean up after someone else's pet.

Utilities & Services:

CPS (City Public Service) provides electric and gas	210-353-2222	www.citypublicservice.com
SAWS (San Antonio Water System) provides water	210-704-7297	www.saws.org
GVTC (Guadalupe Valley Telecommunications Cooperative) provides telephone & cable service	800-367-4882	www.gvtc.com
Waste Management provides garbage collection	210-368-5000	www.wm.com

Streetlights:

City Public Service (CPS) maintains the streetlights. If you notice a light out, please report the outage to CPS at 210-353-2222 or call the Association office at 210-829-7202.

Speed Limits & Traffic Signs:

The streets are public. Traffic and pedestrian control signs and speed limits are installed and maintained by Bexar County. For additional information visit the Bexar County website at www.bexar.org.

ALL EMERGENCY SERVICES MAY BE REACHED BY DIALING 911

Fire Protection & Rescue:

The Bulverde/Bexar County Volunteer Fire Department provides fire fighting & rescue services. In non-emergency situations call 830-980-4733 or visit their website at www.bexarbulverdebfd.org.

Police:

The Bexar County Sheriff's Department provides public law enforcement service. In non-emergency situations call 210-335-6000 or visit their website at www.bexar.org/bcsheriff.

Additional Helpful Information and Links:

The City of San Antonio:	http://www.sanantonio.gov/
The City of San Antonio, Customer Service	http://www.sanantonio.gov/customer/
The City Of Bulverde	http://www.ci.bulverde.tx.us/

The [**San Antonio Animal Control Facility**](#) provides the following services to the residents of San Antonio and Bexar County:

- Pick up unwanted/stray dogs and cats
- Investigate animal bite reports (for rabies)
- Investigate animal abuse reports
- Provide dog/cat license/tags (required by law)
- Provide healthy dogs/cats for adoption
- Coordinate low cost spay neuter program (city only)
- Public education (grade schools, neighborhood associations, etc.)

The Animal Control Facility enforces the following animal codes (laws) in San Antonio and Bexar County:

- All dogs/cats must be vaccinated for rabies annually
- All dogs/cats must be restrained at all times (cats in house; dogs fenced or tied)
- Dog and cat licenses must be purchased annually (\$3.00 if spayed/neutered; \$15.00 if not spayed/neutered)
- Maximum number of pets allowed: 3 cats, 5 dogs (in San Antonio only)

- Dogs must be on a leash when taken for a walk
- Dogs must have shelter (dog house) if left outside all the time
- Animals may never be abused (no food, water, shelter, veterinary care, etc.)

Anyone caught violating these animal codes may be issued a citation by an Animal Control Officer (minimum fine of \$100.00).

Have-A-Heart animal traps are available to the public at the Animal Control Facility for a 12-day checkout period. There is no rental charge for these traps. However, a refundable cash deposit is required (\$30 - cat trap; \$75 - dog trap). These traps are the most humane way to remove stray cats/dogs from your property.

The Animal Control Facility is located in Breckenridge Park at: 210 Tuleta Drive, San Antonio, Texas 78212-3177. It is across the street from the San Antonio Zoo. Hours of operation are: 7:00 a.m. - 6:00 p.m. (Mon. - Fri.) and 1:00 p.m. - 5:00 p.m. (Sat. - Sun.). Emergencies (injured animals, dog bites, etc.) may be reported after hours (any time) at: 207-8880.