



NEIGHBORHOOD NEWS

FALL/WINTER 2014-2015

S.O.C.O.M.A.

Stone Oak Community of Mutual Amenities



Summer is over. At least the calendar says so - hopefully the thermometer will soon agree! As the next school year ramps up, I thought I would try my hand at being professional and give a little refresher in how your HOA is structured and managed.

SOCOMA, one of the largest HOA's in the area, is made up of about 440 lots in four neighborhoods (Stone Creek, The Hills, Stone Canyon and The Glen). Approximately 15 of the lots remain undeveloped, eight lots are owned by Holy Trinity Catholic Church and are developed as parking lots or church buildings, the remaining lots (about 417 or so) all have houses. SOCOMA was one of the first neighborhoods developed in the Stone Oak area, with construction beginning in the late 80's.

SOCOMA is a mandatory HOA - which means if you own a house in SOCOMA, you are legally obligated to pay dues and abide by the covenants. Our dues are \$368 per year - about \$1 per day.

SOCOMA is governed by a board of directors made up of five residents. The directors are elected at the annual meeting in May and serve three-year terms. The job is voluntary - board members receive no payment for their time. The directors choose among themselves who will serve as President, Vice President, Treasurer, Secretary and At Large.

SOCOMA is "self-managed", which means we do not outsource our management to a company like Procomm or Spectrum. The board hires from within the neighborhood whenever possible. The HOA's needs are simple and we believe that skilled neighbors

will be more dedicated to the well-being of the neighborhood than an external for-profit company.

The HOA employs a manager to handle the day to day business of the HOA, which includes working to resolve covenant issues, maintaining the rec center and other common areas, coordinating contract workers and much more. The manager hires and oversees a handyman, a pool manager and lifeguards. The board members spend their time on oversight, letting the manager handle the day-to-day issues of the HOA.

The board also contracts with an accountant to handle all the books. The accountant sends invoices to each resident for the quarterly dues, deposits all the checks and pays all the bills. The accountant works solely for the board and is managed by the Treasurer. As a security measure, all checks and withdrawals from HOA bank accounts require two signatures. The board also reviews all the financial statements and transactions at each board meeting.

As always, your board of directors are here for you. We meet the 2nd Monday of every month at 7pm at the rec center. If you ever want to talk about a problem or if you just want to find out what we do, please come and spend an hour with us. You can contact me anytime at President@SOCOMAhua.com.

Bill Neely
President, SOCOMA Board of Directors

2014-2015

Board of Directors

President

Bill Neely

president@socomahoa.com

Vice-President

Steve Munoz

smunoz30@satx.rr.com

Secretary

Open Position

New Board Member

Charlie Gray

charlie.gray5@gmail.com

New Board Member

Matt Schaub

schaubma@gmail.com

SOCOMA CONTACTS:

President: Bill Neely / 481-2815
president@socomahoa.com

Manager: Kindra Soria / 481-1709
manager@socomahoa.com

Acctnt: Sherri Kraus / 497-5115
sherri_kraus@att.net

Pool Mgr: Laura Grundhoefer
481-6915 / jrg2013@att.net

Neighborhood Youth Job Corp. Volunteers

We are looking for neighborhood teens and young adults who are interested in providing their skills and services (ie. babysitting, pet sitting, lawn care, etc...) to residents in need in our community. Throughout the years, there have been many other Job Corp. volunteers, however, many, if not all, have since grown and moved on to college or out of the community and can no longer provide their services. We are therefore looking for the next group of young volunteers to step in and meet the needs of the community for the next few years. If there are any teens or young adults that are interested in this endeavour, please contact the Socoma HOA Manager (manager@socomahoa.com) and have their names, services, certifications and contact information listed and the information will be added to future newsletters.

Socoma Security

The Socoma area was relatively quiet this summer, with only a few petty thefts and only a couple of reported home and car burglaries. We accredit this in most part to residents being more vigilant and more participation in the interactive Nextdoor.com website. Nextdoor.com has been a great tool for alerting others when you see or hear of any suspicious activity occurring around the community. It's free to signup, privacy protected for only the Socoma neighborhoods and only requires a few minutes of your time to register.. Goto www.Nextdoor.com and select the "Sign Up" tab and follow the directions. As always, keep a watchful eye out, report any suspicious activity and call 311 or 911 when warranted.



NEIGHBORHOOD REMINDERS

- ** Please don't forget to clean up after your pet. This continues to be a concern around our area. Management has placed containers with bags around the neighborhood to encourage and help in this effort.
- ** Don't forget to keep all of your valuables out of view if keeping them in your vehicle overnight. Temptation will eventually get the best of a would be burglar.
- ** Let's not forget about all the small children around our area and watch our speed when driving in and around the Socoma neighborhoods and park, especially now with school in session.

WELCOME

New Neighbors!

Eduardo & Stephanie Hachar

17811 Winter Hill

Mario & Keri Pastrana

17930 Autumn Knoll

George & Sandy Leyva

1023 Sutters Rim

Joshua Nicholls

17914 Crystal Knoll

Frank & Marijo King

17919 Fawn Knoll

Darrell & Kelly Allin

1303 Muleshoe Pass

Salvatore & Jadie Costa

1327 Muleshoe Pass

Jose & Ana Garcia

18003 Marble Spring

John & Jennifer Hudson

1006 Sutters Rim

Vivianne Wadiche

18010 Marble Spring

Greg & Karen Izdepski

19010 Green Knoll

Gary & Janice Helsel

1306 Scenic Knoll

Charles & Maggie Dou

18107 Cove View

Christopher & Karin Synowiez

18022 Keystone Bluff

Phil & Wendy Geisler

18030 Keystone Bluff

John & Mandy Driscoll

1322 Wooded Knoll

Brett & Sandy Lusk

18007 Green Knoll

Adam & Kim Newberry

18038 Crystal Knoll

Alex & Annette Rickel

1031 Sutters Rim

Ryan & Kirsten Schuchart

18118 Summer Knoll

COVENANTS, CONDITIONS AND RESTRICTIONS

I thought this would be a good opportunity to segue from Bill's cover letter to refresh everyone on the Socoma Bi-Laws, also known as the CCR's - Covenants, Conditions and Restrictions. As a reminder, every homeowner within the Socoma HOA is responsible for, and legally bound, to abide by these "Rules" of the HOA and it is the responsibility of the Manager to monitor and the Board of Directors to enforce compliance. For those of you who are new to the neighborhood, or longtime residents who may just need a refresher, I will highlight a few of the most relevant of the CCR's, along with an easy to understand abridged definition of each and where to locate them for your personal reference. As the HOA Manager, one of the most difficult responsibilities that I am tasked with is compliance enforcement of the CCR's upon my fellow neighbors. Believe me, nobody wants to be known as "The Bad Guy" and point out another's oversight, inability or in some cases abuse, however, this task must be accomplished in order for us as a community to maintain the aesthetics and property values that we all enjoy and benefit from. As stated in previous articles and newsletters, the fact that Socoma is able to do this enforcement action "in house" and not have to use an outside vendor, we are able to keep compliance issues on a more personable and friendly level and not assess a fine for any little oversight by a resident. This is only possible however if we ALL continue to exercise our due diligence and abide by the CCR's of the HOA, and if a reminder notice is received, that we do our best to comply with the request in a timely manner. Article VIII - "The Restrictions" section contains most of the covenant information and "rules" of the HOA. Most if not all enforcement action references one or more of these sections within the Restrictions and thus it is important for each homeowner to be educated on or at least know where to locate them for reference and compliance purposes.

The following abridged versions of Sections within **ARTICLE VIII** "The Restrictions" (abbreviated for simplicity and understanding) are as follows:

Section 1 - No "major" changes may be made to a residence (ie. structures, fences, walls, landscaping, color scheme, etc...) without written approval received from the Socoma ACC (Architectural Control Committee).

Section 2.5 - Trash containers, bins and trash items must be stored in an area of the residence not visible from street view, except during designated trash pickup days (ie. behind a fence, in the garage, hidden behind a wall or shrubs, etc...). No trash of any kind shall be dumped on properties.

Section 2.6 - No trailers, campers, boats and/or towable equipment of any kind may be stored on any property so as to be visible from street view.

Section 2.12 - Sports Equipment (ie. basketball goals) must be stored out of view from the street when not in use and shall not be affixed to the street face of the dwelling.

Section 2.13 - All yards and landscaping shall be cut in a sanitary, healthful and attractive manner.

Section 2.3 - No Sign of any kind shall be displayed on a property except one (1) which is advertising the sale or rent of the property.

These are only a few of the Sections within the Socoma CCRs, however, these seem to be the most relevant and referenced on a day to day basis by residents. There are a few ways to locate the Socoma CCR's, one is to go on to the Socoma HOA website (www.socomahoa.com) and select the "Covenants" tab on the top of the page. Here you will find the most complete and up to date versions of the CCRs for your subdivision. Another is to locate the most commonly referenced CCR's in the first section of the neighborhood directory (directories available upon request in PDF) and of course you can always contact the Manager or one of our Board members if you need assistance or guidance.

Thank You for your cooperation and compliance with all of our HOA CCR's!

Socoma HOA Manager

Crusaders Swim Team News for 2014/2015



SOCOMA Neighbors -

We had a great turnout for last Summer's swim team, the Knights Cross Crusaders, with a roster of close to 100 swimmers, including quite a few from nearby neighborhoods that nicely added to the team.

This quick note is to ask you to make a reminder in your calendar for early March 2015 to get ready for the summer registration which tentatively is scheduled for the 1st weekend in April. I will send emails to all that are currently on the roster for firm dates later, but need help to spread the word to new families or to any others you might know that are interested in joining the team. I will add any new prospects to an email list if you can forward my email: dcd@thetitan.com Subject line: Knights Cross Swim Team.

As with previous years, online priority registration will be open first for returning swimmers (and siblings), to then open to the larger community. The team web site is www.knightscrosscrusaders.com

We are looking forward to another great season; and a reminder that Swim Team is wonderful way to celebrate the beginning of summer, stay (or get) in shape, and increase friendships.

As I move into my 2nd year managing the team, I would like to thank everyone for patience with me last summer, and for the tremendous volunteering. I will say that I made LOTS of notes to help with a smoother season in 2015!

Go Crusaders!

David Doderer
KC Swim Team Rep
dcd@thetitan.com
214-207-7908



"Swords Forward" and "Prepare to Conquer!!"

SOCOMA HOA DUES PAYMENT OPTIONS AVAILABLE

E-Mail your ASSOCIATION Invoice??

Help save costs, time and get your invoice immediately! No postal delivery problems with direct emailing.

Or pay your dues in one annual payment! Pay \$368 on January 1 and your done for the year. No late charges and everyone saves money.

Email sherri_kraus@att.net and let me know if this will work for you!

SOCOMA WOMEN'S GROUP

**Come and meet and chat with a great group of ladies.
We get together for lunch every month in different
restaurants.**

**Luncheons are always at 11:30 AM on the 4th Thursday
January - May and September - November
(Novembers will be on the 3rd Thursday)**

**Invitations are made by e-mail. If you want to join us, please write to
ZeSilia@sbcglobal.net with SOCOMA monthly luncheons as the
subject.**

A Friendly Reminder to ALL Socoma Residents

*Please remember to store your trash containers out of view from
the street except for the purpose of trash pickup, as per Article
VIII, Section 2.5 of the Socoma Covenants. Thank You in advance
for your cooperation and compliance!*

MORE SOCOMA NEWS



NEXTDOOR.COM

This interactive, community based website has been gaining in popularity, especially within the Stone Oak area, and is a great tool for neighbors to use when wanting to get the word out on a myriad of different subjects. Interactive listings for things such as lost pets, items for sale, places to eat, security concerns, or just asking questions in general, can all be accomplished on this site. It is free to sign up, specific to only the Socoma HOA and nearby communities and is privacy protected so that others outside of your designated area can not view or correspond without your approval. To date, the Socoma HOA has approximately 180 residents signed up and there are 9 other nearby neighborhoods within Stone Oak that are also registered. We are encouraging every Socoma resident to become a part of this great communication tool and we hope to be able to use this site as our primary means of communication to Socoma HOA residents in the future. Goto www.Nextdoor.com to register.

YARD of the MONTH

Back by popular demand, the Socoma Board of Directors is once again resurrecting the "Yard of the Month" program, recognizing those residents who have gone "above and beyond" in making their homes and lawns so beautiful and enhancing the aesthetics and property values around our community. Each monthly winner will be identified with the Yard of the Month sign placed in their front yard signifying their accomplishment and our recognition. The Board of Directors will also begin a "Best Holiday Season Decoration" initiative which will be awarded in a similar manner, however, only during every major holiday. We encourage every resident in our community to participate in both of these programs and wish you the best of luck in your efforts. October's winner of the Yard of the Month is Susan Eisinger on Summer Knoll. THANK YOU Susan for always keeping your home and lawn looking so nice and for enhancing the aesthetics and "curb appeal" in and around our community..

Board of Directors

Position Available

This year, the Socoma Board of Directors will be looking to fill a vacant Board position which has recently become available. If you or someone you know might be interested in volunteering for this position, please contact the manager or one of our Board members for more information and specifics. The commitment is for only a couple hours of your time, one night per month and is a great way to get involved and become an active member of your community.

Manager's Forum

I can't believe summer is over and the kids have already finished their first nine weeks of school. It's crazy how fast time is going by. We all need to slow down and take a few minutes to appreciate the beautiful community we live in and get a chance to meet our neighbors. We had three pizza/pool parties this summer sponsored by SOCOMA. They were a lot of fun, and we look forward to the pool parties this coming pool season, it's a great way to relax and get to know your neighbors!

I would like to thank all the neighbors who volunteer in our community. Our volunteers make our HOA successful. Please contact me if you would like to volunteer; we are looking for board members, Swim Team volunteers, party volunteers, someone to organize the annual garage sale, someone to organize the NNO, hosts for NNO and Christmas (Holiday) decorations.

We had a great pool season this years, thanks to our new pool manager Laura Grundhoefer and our lifeguards! We also had a great swim team season this year thanks to David Doderer, our swim team coordinator and all the volunteers who made the season run smoothly. We appreciate all you do for our community.

We remodeled the interior of the recreation center, and it turned out beautiful. If you would like to rent it, please contact me, \$50 is a steal!

I am going to start sending out emails to inform you about parties and events in our community. If you would like to be added to this list, please send me an email to manager@socomahoa.com and in the subject box put "add me to email list". SOCOMA is a great neighborhood to live in and we want to keep it that way. If you have any ideas or suggestions, please contact me. Our board meetings are the 2nd Monday of every month at 7:00 in the recreation center. We would love to see you there!

Kindra Soria - SOCOMA Manager

SOCOMA 2014 BOARD MEETINGS

**SOCOMA Board Meeting Dates for 2014/2015:
2nd Monday of every Month @ 7:00 pm
Open to ALL Socoma Residents**

January	12	July	13
February	09	August	10
March	09	September	14
April	13	October	12
May	11	November	10
June	08	December	8

Neighborhood Directories

In the continued effort to save money, and due to lack of interest in the printed version of the directories from a majority of residents in our community, we will once again make the updated Socoma HOA neighborhood directories only available in a downloadable PDF version. Directories will be available upon request and will be delivered via your email address provided. Please contact the Socoma Manager, Kindra Soria, at manager@socomahoa.com if you would like to receive a copy of the updated 2014-15 directory.