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## **Levy Townhouse Owners Association, Inc.**

6826 Betty Levy  
San Antonio, TX 78227

October 2022

Dear Levy Townhouse Homeowner,

The Homeowner's Association (HOA) is writing this letter to share general information about the exterior upkeep of homes and yards in the neighborhood. We will address painting, siding, roofs, chimneys, fences, landscaping, and trees. We hope this information will help everyone plan for future maintenance. Our goal is to keep the community looking beautiful and to preserve property values. This letter will be on-line at [www.levyhoa.com](http://www.levyhoa.com) for future reference.

Levy Townhomes was built in 1985. The last HOA guidance for painting was sent to homeowners in 2013. Homeowners should inspect the exterior wood surfaces of their property and repair and/or paint as needed. Some homeowners have decided to replace deteriorating wood surfaces with new siding. That is certainly an option and may be necessary if painting has not been maintained over the years. If you are planning to paint and/or replace siding, an Architectural Control Committee (ACC) Improvement Request Form and the Paint Committee Checklist is required. Both of these forms can be found at [www.levyhoa.com](http://www.levyhoa.com).

Roofs for the entire community were replaced around 2002. Several homeowners have recently replaced the roofs on their homes, and the opinion of some inspectors is that the current roofs will need to be replaced within the next five years. Anytime we have severe weather, homeowners should consider asking their insurance company to inspect the roof. Also, keep track of the date of the specific weather event. That information will probably be needed for the insurance company to cover any damages. If you have a leak, the roof may be the issue, but it is also possible that chimney maintenance needs to be done. This is especially true if your home is brick. Several homeowners have noticed the mortar between the bricks and/or the flashing around the base of the chimney is failing. Mortar generally has a lifespan of 20-30 years. You may want to include the chimney as a routine home inspection item. Roof and chimney maintenance requires an ACC Improvement Request Form.

If they haven't already been replaced, the fences in the neighborhood are generally in poor condition. The HOA is responsible for the perimeter fence and the fence around the pool area. Replacing that fence is a multiyear project, and homeowners should contact the HOA if this specific portion of the fence in their yard is damaged. The fence between homes is a shared owner responsibility,

and gates are mostly an individual owner responsibility. If you plan to replace the fence, you should work with your neighbor and ask the HOA if an ACC Improvement Request Form is required for your project. Also, if you replace the fence, the HOA is requiring wide pickets rather than narrow ones.

Landscaping does not generally require an ACC Improvement Request Form, but, if you have any questions about that, it's always good to ask. Because we are a townhome community, landscaping will always be better if neighbors work together. There are, however, some simple things that every owner can do that will improve the appearance of the yards. Start by picking up the trash, raking the leaves, and cutting the grass/vegetation. Additional information can be found at [www.levyhoa.com](http://www.levyhoa.com) in the August 2021 Letter under "Notices". Finally, let's talk about our trees. Most trees in the neighborhood are either oak or elm. If these trees are touching your home or low enough to the ground that they can easily be reached by someone walking, it's time to get the trees trimmed. Oak trees should only be pruned July 1 – January 31 to avoid oak wilt. The City of San Antonio encourages everyone to use qualified professionals who have a tree maintenance license through the city of San Antonio. If you notice trees growing very close to your home's foundation or fence, those trees are considered tree weeds and should be cut down to the ground to prevent damage.

If you have any questions about the information in this letter, please contact your HOA Board members by emailing [levytownhomes@gmail.com](mailto:levytownhomes@gmail.com). We are here to assist. With your help, we can make Levy Townhomes a great community. We look forward to working with you.

Sincerely,

**Levy HOA Board of Directors**

Edward Mireles, President	Irene Garcia Tomei, Vice President
Bill Renton, Secretary/Treasurer	
Martha Rodriguez, Director	Patty Escamilla, Director

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LEVY HOA Board of Directors

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