



# KINDER RANCH NEWS



Published bi-monthly by Neighborhood News Inc. for the Kinder Ranch Homeowners Association

## KINDER RANCH HOMEOWNERS ASSOCIATION MANAGERS

### Hastings Ridge Michelle Ross

Hasridge@Ciramail.com  
210-798-9956 X 1216

### SA Kinder Ranch Rec Angel Gonzalez

SAKinRec@Ciramail.com  
210-798-9956 X1206

### Prospect Creek Jen Hill

Procreek@Ciramail.com  
210-798-9956 X1220

### SA Kinder Ranch POA Angel Gonzalez

Sakinder@Ciramail.com  
210-798-9956 X1206

### Sunday Creek Angel Gonzalez

Kinwests@Ciramail.com  
210-798-9956 X 1220

### Settlers Ridge Veronica Podlas

veronica.Podlas@fsresidential.com  
210-829-7202

For advertising information,  
please call Neighborhood News  
at (210) 558-3160 or e-mail:  
Sales@NeighborhoodNews.com



## Pool safety is crucial to ensure a fun and secure swimming experience

Whether you have a pool or plan to visit one, here are essential guidelines to follow:

- **Supervise Children:** Never leave a child unattended in the water. According to the CDC, 1 in 5 drowning victims is under the age of 14. Always ensure a responsible adult is watching children while they play in the water. If you're at a gathering, designate adults to supervise the kids, especially if alcohol is involved<sup>1</sup>.
- **Teach Swimming:** Encourage your children to learn how to swim. Swimming skills significantly reduce the risk of accidents in the water.
- **CPR Knowledge:** Learn CPR. Knowing how to perform cardiopulmonary resuscitation (CPR) can be a lifesaver during emergencies.
- **Avoid Pool Drains:** Teach children to stay away from pool drains. Drains can pose entrapment hazards, and it's essential to educate kids about their dangers.
- **Install Safety Equipment:**
- **Fences:** Install fences around the pool area to prevent unsupervised access.



## Kinder Ranch Association Structure

There are 4 homeowners associations within the Kinder Ranch community, which are mandatory associations of the Kinder Ranch Property Owners Association (POA): The individual Homeowners Associations are:

- **Hastings Ridge**
- **Prospect Creek**
- **Settlers Ridge**
- **Sunday Creek**

**Hasting Ridge, Prospect Creek, and Settlers Ridge** are also mandatory associations of the **Kinder Ranch East Recreation Site**.

Sunday Creek HOA is not a mandatory association to the Kinder Ranch East Recreation Site but may join annually at the current assessment rate.

A mandatory association means when you purchase your home you are automatically a member of that association as stated in the Declaration of Covenants Conditions and Restrictions(DCCRs).

## STORM PREPARATION



Preparing for storms in San Antonio, is essential to ensure your safety and minimize potential damage.

Tornadoes can happen any time of the year, but in the Southern Plains, including San Antonio, they tend to touch down from May to early June.

Keep an eye on weather updates and be aware of watches and warnings. A watch means you should watch and prepare for severe weather. A warning means you should act immediately and seek shelter. Here are some steps you can take:

**Emergency Kit:** Before winter approaches, add the following supplies to your emergency kit:

- Rock salt or more environmentally safe products to melt ice on walkways.
- Sand to improve traction.
- Snow shovels and other snow removal equipment.
- Sufficient heating fuel.

### Stay Informed:

- Download the **Ready South Texas app** (<https://www.sanantonio.gov/Severe-Weather>), which provides an all-hazards overview of disaster information to help you prepare, plan, and respond to a disaster.
- Keep an eye on **severe weather updates** (<https://www.kens5.com/article/weather/san-antonio-storms-thunderstorms-rain-hail-south-texas-wednesday/273-9283f110-8da1-40fc-9e94-53ab208b1f64>) from local authorities and news sources.

### Create a Severe Weather Action Plan:

- Know what you will do in the event of severe weather.
- Have a designated place inside your home where everyone can gather.
- Keep essential supplies there, including food, medication, batteries, and flashlights.

Remember to stay informed, follow local advisories, and take necessary precautions to protect yourself and your loved ones during storms. Stay safe!

**Finding the right specialist for your orthopedic needs just got easier.**

Call for an appointment today to get back to your active life.

**Dr. Alexandra Matthews**  
Board-Certified Sports Medicine Specialist

255 E. Sonterra, Suite 110  
San Antonio, TX 78258

*In practice with  
Dr. Chris Phelps and  
Dr. Matthew Dwyer.*

**(210) 545-7171 | orthopedicperformance.com**

**FREE Medicare Plan Comparison**

Annual Enrollment Period:  
10/15-12/7

**949-836-2658**  
[www.SelectSilva.com](http://www.SelectSilva.com)  
5525 Blanco Rd. #103  
San Antonio, TX 78216

**SELECT SILVA AGENCY**

# Welcome to the RealManage Family of Brands' Resident Portal, a truly unique communication tool with YOU in mind.

At the RealManage Resident Portal you can review your account statement, make payments, check the status of previous payments, change your address or phone number, view community documents, or obtain a listing of residents and board members. It is also a convenient way to communicate with us!

### First time logging in?

Go to [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal) and click 'Don't have an account?', below the login button. Create your user account by entering your account number, check digit, email address, and a password of your choice. Then click 'Create User'. (Your account number and check digit can be found on your assessment payment coupon welcome letter).



### My Dashboard



**Want to learn more about the Resident Portal?**  
We have a 15 minute video you can view here: [bit.ly/RMresidentportalvideo](https://bit.ly/RMresidentportalvideo)

**We are here to help!**  
If you need further assistance logging in, please call us at Customer Service Phone: toll-free at 866-473-2573. We are open to serve you Monday-Friday 7:30 AM - 7:00 PM (CST).

**Get the mobile app!**  
CiraMobile is now available for Apple® and Android™



**REALMANAGE**  
FAMILY OF BRANDS

## LOCAL INFORMATION

### Emergency - 911

#### Police Station

Bexar County Sheriff's  
Non-Emergency (210) 335-6010  
Sheriffs (210) 335-6000

#### Fire Department

Bexar Bulverde Fire Department  
1126 E Borgfeld Dr, San Antonio, TX 78260  
Non Emergency 830-980-4733  
Emergency 911

#### Code Enforcement

Report Online at <https://www.bexar.org/3216/Code-Compliance>

#### CPS Electric

CPS Energy, P.O. Box 1771, San Antonio, TX 78296  
Service or electric/gas emergencies? (210) 353-HELP (4357)  
Billing or service issues? Call (210) 353-2222

#### SAWS

Customer Service - 210-704-SAWS (7297)  
Conservation - 210-704-SAVE (7283)

#### Tiger Sanitation

Address: 6325 US Hwy 87 E, San Antonio, TX 78222  
Phone: (210) 333-4287

#### BULVERDE — Post Office

30131 BULVERDE LN UNIT 1  
BULVERDE, TX 78163-9997  
1-800-ASK-USPS® (800-275-8777)  
Phone 830-438-3003

## Mission Golf Cars

America's #1 **EZGO**® Retailer

A Textron Company

**\$400** in accessories with purchase OR  
15% off accessories for existing car



New and Used Golf Car Sales  
Parts Sales  
Service Dept



@MISSIONGOLFCARS

[www.missiongolfcars.com](http://www.missiongolfcars.com)  
**210.545.7868**

### "Unlock the Value of Your Home!"

Call today for a **FREE Equity Evaluation and discover what your property is truly worth!"**



Get a competitive cash offer on your home.

Buy before you sell your home.

Get the highest price offer with our custom selling strategy.



Tiffany Stevens, Founder  
REALTOR® | Forward Real Estate

210.791.0074 call or text  
@forwardrealestateTX  
tiffany@forwardrealestate.com



# Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.

## SAFETY TIPS

- »» Propane and charcoal BBQ grills should only be used outdoors.
- »» The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- »» Keep children and pets at least three feet away from the grill area.
- »» Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- »» Never leave your grill unattended.
- »» Always make sure your gas grill lid is open before lighting it.

## CHARCOAL GRILLS

- »» There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- »» If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- »» Keep charcoal fluid out of the reach of children and away from heat sources.
- »» There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- »» When you are finished grilling, let the coals completely cool before disposing in a metal container.

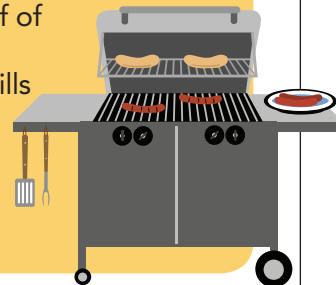
## PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame **goes out**, turn the grill and gas off and wait at least **5 minutes** before re-lighting it.

## FACTS

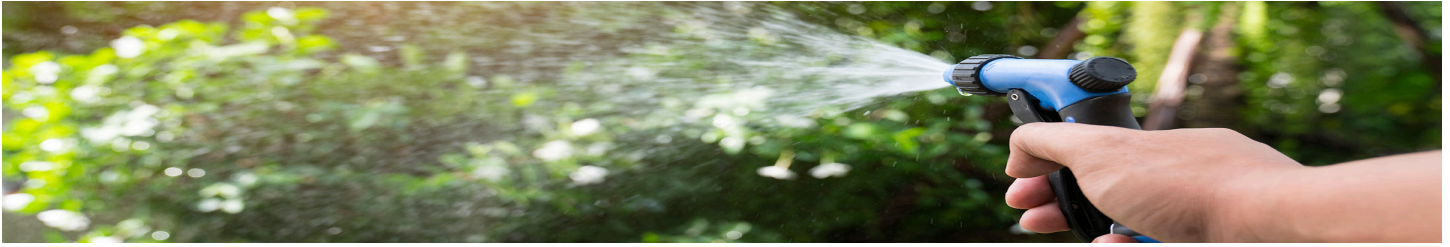
- ! July is the peak month for grill fires.
- ! Roughly half of the injuries involving grills are thermal burns.



**NATIONAL FIRE  
PROTECTION ASSOCIATION**

The leading information and knowledge resource  
on fire, electrical and related hazards





## Protect Your Plants While On Vacation

By Donna Fossum, SAWS Gardenstyle San Antonio

The kids have been out of school awhile and you're planning that much needed summer vacation — maybe for a week or longer. But what will you do about your plants and lawn while you're away?

Just like you would for your pets, it's important to plan ahead to help your plants survive the separation.

Here are a few tips to get you started:

1. If it hasn't rained in the past 10-14 days, water your lawn deeply before you leave. "Deeply" is watering two consecutive days or using a "skip" day. For example, a Monday and Tuesday or a Monday and Wednesday.
2. Vegetable gardens and container plants will need watering every third day or so — enlist the help of a friendly neighbor.
3. Mow the lawn one day before you leave, but don't lower the mower blades as it will stress the lawn.
4. "Deadhead" spent perennials and annual flowers.
5. Add mulch to areas where there is none to help plants retain water and reduce soil temperature.
6. Harvest all ripe or nearly ripe vegetables (Give some to the kind neighbor tending to your garden!). It will soon be time to start the fall vegetables in mid-August.
7. Soak houseplants thoroughly and store them in a bathtub or large cattle trough with a few inches of water; the plants will absorb it as needed through the container drain hole.

Now that you've prepared your plants, rest easy knowing they'll be alive and well when you return. Get out and enjoy that vacation!

## If your walls could talk, they'd say "Nothing gets through me easily - especially 5G Home WiFi."

Connect every part of your home with Fiber Internet and GVTC Premium WiFi, starting at:

**\$59<sup>95</sup>\***  
per month

**1 GIG PLANS AVAILABLE!**



866-471-8398  
gvtc.com/fastconnection

\*Terms and conditions apply. Visit [gvtc.com/fastconnection](http://gvtc.com/fastconnection) for more info. License B-03287





# BEAT THE HEAT:

## CITY OF SAN ANTONIO SHARES EXTREME HEAT SAFETY REMINDERS AND TIPS

rSAN ANTONIO (May 22, 2024) – The City of San Antonio reminds all residents to prepare now to stay cool during extreme heat. A top priority for the City is ensuring all residents, especially vulnerable populations, and pets are safe during a heat event.



Places to stay cool are open to provide the community relief from the expected high heat. These locations will remain open during normal operating hours and include libraries, senior centers, and park community centers. For a list of the City of San Antonio's places to stay cool, visit: San Antonio Office of Emergency Management. For more information, call 311 (210-207-6000). Residents can also consider going to a local store, business, or mall to stay cool as well.

### METRO HEALTH

**Who is at risk?** Adults over 65, children under four, and people with existing medical conditions, such as heart disease and those without access to air conditioning are at highest risk on days with high temperatures.

**What can you do?** Staying cool, drinking plenty of water and staying informed are critical precautions to protect oneself. Additionally, people should call and check on their neighbors who may be at high risk and ensure they have access to heat relief and hydration. During the summer months, outside workers should take extra precautions. Outside workers should drink plenty of water, take rest breaks, find shade or a cool location, dress for the heat and check on their coworkers.

Heat cramps, heat exhaustion and heat strokes are possible health effects. Symptoms of a heat stroke include high body temperature (103°F or higher) hot, red, dry or damp skin, fast, strong pulse, headache, dizziness, nausea, confusion or losing consciousness. If a person exhibits any of these signs, move the person to a cooler place and call 911 or your local emergency number immediately. Do not put yourself in harm's way and stay cool. Use cool rags, cold packs, encourage the person to drink water, fan the individual, and inform the person of status while waiting for EMS.

**Never leave children or pets alone in vehicles.** If you see a child or pet locked in a hot car or in the back of a truck, act immediately. Write down the car's description (including a license plate number). Call 911 immediately. If regarding a pet, call Animal Care Services at 311 (210-207-6000). Per City ordinance, both Police and Animal Care Officers have the right to break a car's window if a child or animal is endangered inside a vehicle.

**Keep Cool:** Stay in an air-conditioned place as much as possible. Take cool showers or use a spray bottle to mist yourself with cool water and wear lightweight and loose-fitting clothing. Limit the use of your oven to maintain a cooler temperature in your home. Identify places close to home to keep you cool.

**Stay Hydrated:** Drink plenty of water. Don't wait until you're thirsty. Remember to avoid alcohol or liquids containing large amounts of sugar or caffeine.

Be Prepared

Check local news for weather forecasts, extreme heat alerts and preparedness tips to safely plan outdoor activities.

### ANIMAL CARE SERVICES

**Prepare your Pets:** Extreme heat can easily put your pet at risk for overheating. The following are some tips to help pets beat the heat: Always make sure your pets have fresh water and shaded shelter. Shade is not just a good idea for outdoor pets. It's the law. As is access to fresh water and shelter beyond the all-day available shade. Chain tethers of any type are not allowed at any time of year. It is the law and

will have legal consequences if not followed.

**Pay close attention to young, elderly, overweight pets,** those with short muzzle, or those with thick or dark-colored coats as they are at a higher risk of overheating.

If your pet shows symptoms of heat stress, like excessive thirst, heavy panting, glazed eyes, vomiting, restlessness, lethargy, fever, dizziness, rapid heartbeat, profuse drooling, and unconsciousness, gradually lower their body temperature and get them to a vet immediately.

### CPS ENERGY

CPS Energy is closely monitoring the expected high-power demand due to the extreme hot weather, and its power plants are prepared to serve our community.

**Energy Saving Tips:** CPS Energy reminds customers they can conserve energy during the summer months and peak demand times to help them save money on their bills and lower demand on the overall state grid. Tips can be found on the Energy Saving Tips webpage.

**Energy Updates:** To stay informed, customers are encouraged to sign up for Energy Alerts or call (210) 353-2222 to provide their emergency contact information for the utility to reach them in the case of an emergency.

**Assistance Programs:** CPS Energy has a variety of cost-saving and general assistance programs designed to help qualifying customers.

### SAN ANTONIO WATER SYSTEM (SAWS)

While the expected high temperatures won't impact indoor water service, Stage 2 outdoor watering rules are in place due to Edwards Aquifer levels. Watering outdoors during the week is allowed only between 7-11 a.m. and 7-11 p.m. on your designated day. Watering with a hand-held hose is still allowed any time on any day. More information is available at [saws.org/stage2](https://saws.org/stage2).

### RESOURCES

**Places to Stay Cool:** When temperatures rise to potentially dangerous levels, it is important to stay inside an air-conditioned space whenever possible. There are currently more than 40 San Antonio locations that are open to the public as places to stay cool. The City maintains an interactive map of places to stay cool at [SA.gov](https://SA.gov).

**Project Cool:** A collaborative between the San Antonio Department of Human Services (DHS) and Fire Department, along with Catholic Charities of San Antonio, Inc., United Way of San Antonio & Bexar County, the Society of St. Vincent de Paul, and other community or corporate partners. Provides heat relief to senior residents 60 years of age and older across the city through donation and free distribution of 20-inch box fans to seniors in need.

Fans can be donated to any San Antonio Fire Station or the St. Stephens CARE Center on 2127 Zazamora Street.

Seniors who are 60 years of age and older, current San Antonio residents, that show critical need for a box fan are eligible to receive a fan free of charge.

Qualified seniors may call 2-1-1 (United Way Helpline) and select option 1 to request a box fan. Supply is limited by donations received during the summer.

**CPS Energy/Casa Verde Program:** CPS Energy's SaveNow Casa Verde Weatherization Program helps income-qualifying homeowners and renters reduce energy loss (and costs) with free energy efficiency improvements.

For more information, please call (210) 353-CASA (2272).

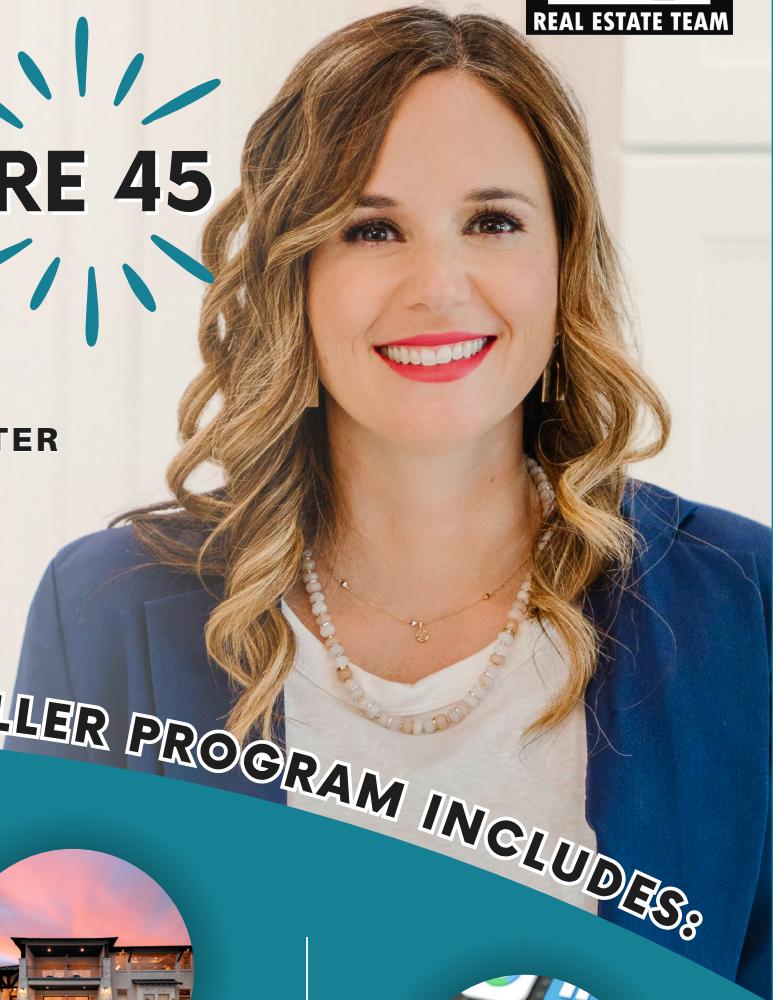
**Home Rehab Programs:** Home Rehab Programs through the City of San Antonio are offered to residents with low-to-moderate income. Repairs through these programs aim to address health, safety, code and/or accessibility issues that homeowners may be experiencing. For more information, please call (210) 207-7293.

**Weather Information:** Residents can visit the National Weather Service for the most current weather conditions at [weather.gov/sanantonio](https://weather.gov/sanantonio).

For more information about how you can Beat the Heat, visit [SA.gov](https://SA.gov) or call 311 (210-207-6000). The City of San Antonio also recommends that residents register for Alert SA to stay informed on local emergencies.



OUR AVERAGE DAYS ON MARKET **ARE 45** THE CITY AVERAGE IS 80



We consistently sell homes **FASTER** than the average Realtor in San Antonio, making us the **# 1 Real Estate Team!**

**SECRETS TO SOLD SELLER PROGRAM INCLUDES:**



**HOME STAGING**

Our certified in-house staging professional will transform each space to create a model home appearance.



**AWARD-WINNING PHOTOGRAPHY**

Your first showing is online. Our in-house photography team makes your home appear like it's in a Parade of Homes magazine!



**SOCIAL MEDIA ADVERTISING**

We reach 250,000 people monthly through our social media network, more than any other Realtor in San Antonio!

And now with

**Super Service!**

*Professional Make-Ready Home Coordination*

**REACH OUT TO US TODAY!**

**210-482-9094 | WWW.SAHOMEGUIDE.NET**

### TRASH AND RECYCLE



The curb appeal of the community is very important. No one wants to come home to a street littered with trash containers and debris scattered around. One way to keep the community looking beautiful is to put away your trash and recycle bins promptly after pick up and store out of view from the front of your house.

### Join In The Neighborhood

for a weekly dive into community matters

Scan the QR code below to sign up for insightful discussions and local highlights, landing in your inbox every Friday!



SCAN ME



### ADVERTISE WITH US!

For information send an email to: [SALES@NEIGHBORHOODNEWS.COM](mailto:SALES@NEIGHBORHOODNEWS.COM)

or Call us at: 210-558-3160

Published and distributed by: **NEIGHBORHOOD NEWS, INC.**

3740 Colony Drive Suite LL100, San Antonio, TX 78230

Articles that appear in the Kinder Ranch newsletter do not necessarily reflect the official position of Neighborhood News, Inc. and their publication does not constitute an endorsement therein. The appearance of any advertisement in the Kinder Ranch newsletter does not constitute an endorsement by Neighborhood News, Inc. of the goods or services advertised. Neighborhood News, Inc. is not responsible for errors beyond the cost of the actual ad space. Any publication of Neighborhood News, Inc., whether draft or final is the sole property of Neighborhood News, Inc. and cannot be reproduced or distributed in any way, whether in print or electronically, without the express written consent of Neighborhood News, Inc. ©Neighborhood News, Inc.

[Info@NeighborhoodNews.com](mailto:Info@NeighborhoodNews.com) • [www.NeighborhoodNews.com](http://www.NeighborhoodNews.com)

# Pet Galaxy



## Full Service Pet Resort & Spa

(830) 885-5335 | Email: [Info@petgalaxyusa.com](mailto:Info@petgalaxyusa.com)

13060 US-281 N, Spring Branch, TX 78070

- Lodging
- Daycare
- Grooming
- Training
- Transport

LOCATED ON 6 ACRES FOR YOUR PET TO ENJOY!



Stop by and take a free tour during business hours!

Website: [petgalaxyusa.com](http://petgalaxyusa.com) | Facebook: [www.facebook.com/PetGalaxyUSA](http://www.facebook.com/PetGalaxyUSA)