



TOBIN HILL NEWSLETTER

MARCH, 2015

COMMUNITY ASSOCIATION Martin Kushner - Editor

MARCH PUBLIC MEETING COMING

The Tobin Hill Community Association's (THCA) second public meeting of 2015 will be held in March. It will be important to many of our members and other residents of Tobin Hill because the focus of the meeting will be on historic buildings and the Tobin Hill Historic District. As most people know, the Tobin Hill Historic District is situated in the heart of our community (Courtland to Evergreen, from McCullough to St. Marys). buildings in the District, along with other designated historic buildings are subject to certain requirements and design guidelines imposed by the City's Office of Historic Preservation (OHP). As a Historic District we have the ability to let OHP, and the City's Historic Design and Review Board (HDRC) know how we would prefer to implement the design guidelines.

After the regular business portion of the meeting is completed the featured topic of the evening will be in two sections, Historic Guidelines and the City of San Antonio's new Vacant Property Ordinance.

Historic Guidelines: THCA's Historic Preservation Committee, after seeking input from our membership, have developed a draft statement on the implementation of the Design Guidelines in Tobin Hill and will present their recommendations to our membership at the March meeting. This will be your opportunity to provide your thoughts and input on what will become THCA's recommendations to OHP and the HDRC on how the City's Design Guidelines should be implemented in Tobin Hill.

Vacant Property Ordinance: This City Ordinance went into effect the beginning of January and can have an important impact on our entire neighborhood. Representatives from the City's Office of Historic Preservation will be on hand to discuss the Ordinance and how it is being implemented. They will focus on our neighborhood and let us know how to help identify vacant properties that are having a negative impact on Tobin Hill. The Ordinance can have a very positive impact on all of us, so please attend the meeting and find out what you can do to help.

What: THCA March Public Meeting
Where: Sinkin Eco-Centro Building, 1802 N. Main Avenue
When: Beginning at 6 pm.

MEMBERSHIP SOCIAL FOLLOWS

An important aspect of THCA is social. Getting to know your neighbors is one way THCA provides added value to your membership. So this year, it is our plan to have a social get together after each public meeting. The location will be in a member's home and the format will vary.

The March Social will be at 323 E. Myrtle. An e-mail will be sent prior to the Public Meeting with more information.

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Tobin Hill Upcoming Events

Every Saturday

Pearl Farmers Market
Time: 9 a.m. - 1 p.m.

March 10, 2015

THCA Executive Comm Meeting
Location: TBA
Contact: Marty Kushner for info
Time: 6:30 p.m

March 15, 2015

6th Annual Paella Challenge
Location: Pearl
Time: 11 a.m. - 4:00 p.m

March 17, 2015

THCA Board Meeting
Location: Sinkin Eco-Centro
Contact: Marty Kushner for info
Time: 6:30 p.m

March 26, 2015

THCA Public Meeting
Location: Sinkin Eco Centro
Contact: Marty Kushner for info
Time: 6 p.m.

March 26, 2015

THCA Social
Location: 323 E. Myrtle
Contact: Marty Kushner for info
Time: Following Public Meeting

April 14, 2015

THCA Executive Comm Meeting
Location: TBA
Contact: Cody Doege for info
Time: 6:30 p.m

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IMPORTANT NOTICE FROM CITY OF SAN ANTONIO MCCULLOUGH - EVERGREEN TO LYNWOOD TO BE CLOSED!

Transportation & Capital Improvements (TCI) will be working to improve the road surface of a street in your area. The work to be done includes base repairs, wedge milling and the placement of a new layer of asphalt on the road surface. Street work will be completed on:

MCCULLOUGH AVE: from E LYNWOOD to E VERGREEN

TCI contractor CLARK CONSTRUCTION is scheduled to begin on **MARCH 6, 2015** and is estimated to be complete by **APRIL 6, 2015**. We sincerely appreciate your patience and cooperation while these improvements are in progress. We will work diligently to restore the street to full operational status as soon as possible. While improvements are underway, here is some helpful information about the improvement project to assist you:

- Vehicles should not be parked on the street from 7:00 a.m. to 6:00 p.m. If vehicles are parked along the path of construction improvements and no one is available to move it, it will be towed to one of the following streets in your area:
- The street will have limited access to vehicular traffic. Traffic detour barricades and signs will be provided to guide traffic through the construction as needed.

FROM THCA PRESIDENT MARTY KUSHNER



Usually the Tobin Hill Newsletter does not revolve around a specific theme. But, for some reason, this month, that does not seem to be the case. There is article after article about issues pertaining to **REVITALIZATION**. Some prefer to call it gentrification, but I believe the term “gentrification” is often thought about and used in a very negative way. For the past few years Tobin Hill has truly been the “post-er child” for creative and positive revitalization. We have seen people making major repairs and upgrades to their homes, long term vacant properties have been purchased, improved, and sold and developers have done a good job of identifying long time vacant lots and used them for positive infill development. But it isn’t only on the residential side. A number of new businesses have sprung up, or will be opening up shop in the near future. This is all positive news.

I would like to call your attention to a few very interesting articles in this Newsletter. *Neighborhoods on the Rise* is a reprint of an article that appeared in the San Antonio Conservation Society’s Newsletter. It points out all of the positive aspects of people moving back to inner city neighborhoods like Tobin Hill (and we certainly see that happening). **REVITALIZATION!** The article pertaining to the demographics of Tobin Hill, with specific emphasis on the Historic District. **REVITALIZATION!** And, of course, the featured topic of our March Public Meeting, Historic Guidelines and the Vacant Property Ordinance. **REVITALIZATION!**

The fact is, we live in a neighborhood that is rapidly evolving, and the changes can be seen everywhere you look. This will not stop (nor in my opinion, should it). The important issue is that Tobin Hill retain the look and feel that brought us to our wonderful neighborhood in the the first place. And that is were THCA comes in. One of the major goals of our Mission Statement is to protect our neighborhood. I am proud to say that we have a number of very dedicated members on our Zoning Task Force and Historic Preservation Committee that work hard to monitor proposed changes to land use and make sure that our voice is heard by elected officials as well as various City Commissions.

We can not run away from revitalization, nor can we hide our heads in the sand and hope it will go away. That will not happen, because Tobin Hill has truly become a neighborhood of choice in San Antonio. We must work together to embrace the positive aspects of change, and seek to control those that are not as beneficial. That is what THCA is about.

Finally, I would like to take this opportunity to thank former Tobin Hill resident and THCA Board member Gabriel Gonzalez for his outstanding contributions to our community. We will miss him as a neighbor and wish him well in his new home.



THCA is a proud
SA2020 Opportunity Partner

VACANCY ON THE THCA BOARD

Our good friend, and long time THCA member, Gabriel Gonzalez (and Ray, his dog) have recently moved from Tobin Hill. For this reason he has found it necessary to resign from the THCA Board. Since his term runs till the end of 2016, the THCA By-laws require that his replacement be voted on by the membership.

The position must be filled by a Residential Member that has been a member of the Tobin Hill Community Association for at least six months. Our By-laws permit one of the Residential board members to be a renter (which was the case in Gabriel's situation) and, while this is not a requirement, we hope that his replacement will also be a renter.

If you are willing to serve on our Board (renter or owner) please contact Vice-President Cody Doege at codydoege819@hotmail.com or President Marty Kushner at mfkushner@yahoo.com for additional informaton.

WE ARE GETTING SERIOUS YOUR 2015 THCA MEMBERSHIP IS NEEDED NOW!

A number of THCA's 2014 Residential and Business members have not renewed their membership for the current year. Some have moved from our neighborhood (we are sorry about that) but most still live or do business in Tobin Hill. ARE YOU ONE OF THE ONES THAT HAVE NOT RENEWED YET? If the answer is yes, you should have received a reminder e-mail late in February. Please take a moment to rejoin THCA for 2015. We really need your membership and involvement. Just print out the membership form and send it in. We value your participation.

HELP IN THE RESTORATION OF A HOME

Tim Little, a newly elected THCA Board Member came up with a way THCA members to help out two Tobin Hill neighbors that live in a home in need of exterior restoration.

The owners are members of Christ Church, and the Church's outreach group decided to help them out. The Church has made arrangements to have the house scraped and will be providing paint, supplies, and labor to paint the entire exterior in just ONE DAY!

Tim is a member of Christ Church, and thought that it would be a good idea to have THCA participate in the project. It would be a way to show that our members want to help improve the quality of life of our neighbors, preserve an historic home, and improve the look of our homes and streets, Tim brought the project to THCA's Executive Committee and it was unimamously approved. In fact, the decision was made to offer both of the residents with complimentary THCA memberships for 2015.

Since the home is located within the Tobin Hill Historic District, we went to the City's Office to Historic Preservation, on behalf of the owners to obtain the required Certificate of Appropriateness to paint the exterior of the house. (A simple procedure that took approximately 10 minutes to accomplish.) The project was suppose to take place on February 22nd, but due to rain was postponed.

HOW CAN YOU HELP? The project will be accomplished on a Sunday, early in March. All sorts of assistance will be needed, and not all of it requires climbing on ladders. You can volunteer to help for any amount of time you have available. THCA is about helping each other out and making a difference in our neighborhood. With the leadership of the Church, the project will be completed. This is a meaningfull way you can make a difference in the lives of others in Tobin Hill. Please show your Tobin Hill Spirit by volunteering to help. Call Tim (663-7368) or Marty (223-2814) for specific information on the date and time of the project.

UPCOMING THCA PUBLIC MEETINGS

March 26, 2015

May 28, 2015

July 23, 2015

September 24, 2015

November 17, 2015

January 28, 2016

Each Public Meeting includes general THCA business, but there will also be one featured topic that we hope will be of interest to all of our members. All meetings and subject matter will be announced in this Newsletter in advance

INFORMATION FROM CODE COMPLIANCE

Message from Assistant Director Michael Shannon, Development Services Department

Thank you for partnering with us in making our homes, neighborhoods and community safer. Letting us know what is a priority, gives us the opportunity to review and readjust how we respond to your calls.

This past year, we handled a little over 47,000 complaints. We are responding faster to health and safety complaints (such as high grass) and have maintained an average of 2 days in responding property maintenance calls. Our goal is always to find ways to improve our efficiency and effectiveness in our community.

Front Yard Parking—Jennifer Garza, Code Enforcement Supervisor.

In San Antonio, we have a chapter in our code that includes all the motor vehicle and traffic ordinances in our City. As a Code Officer, one of the most frequent code issues I see and deal with is front yard parking. So what is it? Chapter 19, Sec. 194, regulates the standards for parking, and types of vehicles you can and cannot park, in residential zones. Let's take a closer look. Unless you have a permanent surface of concrete, brick, asphalt or gravel with defined borders that delineate the area for parking, residents are not allowed to park their vehicles, boats and trailers on the front or side yard of their home. They also need to be clearly delineated with a curb, brick, landscaping timbers or metal borders. Keep in mind that you can't park your vehicle in the city's right-of-way or blocking a sidewalk. Front yard parking violations result in a citation. A common question that I am often asked by residents is whether or not gravel driveways are permitted in residential zoned lots. The answer is yes, but it needs to be at least three (3) inches deep.

City Code specifies that motor vehicles, watercrafts on trailers, campers and other trailers may be parked on the side yard setback or front yard with all wheels on permanently maintained parking areas constructed of: (1) Gravel with barriers or permanent curbing to define the driveway; (2) concrete; (3) brick, or (4) asphalt. The area can't be wider than 50% percent of the average width of the lot, unless: (1) the residential building doesn't meet the minimum setback requirements (Ch. 35, Sec. 310.15); (2) the width of the lot is 25 feet or less; or the building is abutting a street without a curb, or which is less than 30 feet wide. If you see front yard parking in your neighborhood, don't hesitate to call 311.

Do You Own a Vacant Property? There is a New Ordinance in Place

The Vacant Building Registration Pilot Program, created by City Council during the FY2015 Budget Process, is off to a strong start. The program, effective January 1st of this year, requires that owners of vacant properties in the Central Business District, Historic Districts and within a ½ mile of an active military base must maintain the exterior and structure of a vacant building to the same standard of care required of an occupied one. Owners of these properties must register with program staff in the Office of Historic Preservation (OHP) and pay for an annual inspection of the building. Vacant properties that have been designated as historical landmarks also must register and comply with the ordinance.

Letters requiring vacant property owners to register are being mailed this month, continuing throughout the year as additional vacant properties are identified. OHP has hired a program manager, and the remaining three positions are in the process of being filled, with the goal of having all staff on board in February.

If you would like to learn more, please visit: www.sanantonio.gov/VacantBuilding/About.aspx. You can also contact John Stevens, Manager of the Vacant Building Registration Program, at (210) 207-7999 or at John.Stevens3@sanantonio.gov.

TerminAte Graffiti (TAG) Meetings

TAG is a team of law enforcement officers and citizens who meet monthly to discuss hotspots, cases, issues and solutions to graffiti.

When: 1st Wednesday of each month

Time: 1:00 – 2:00 p.m.

Where: Public Safety Headquarters Building
315 S Santa Rosa, Room 1410

Newly elected District Attorney Nicholas "Nico" LaHood will be the guest speaker for the March 4 meeting. He will be working closely with law enforcement on graffiti strategies moving forward.

If you want to attend, contact Lisa.McKenzie@sanantonio.gov or call (210) 207-5430.

INFORMATION ABOUT HISTORIC DISTRICTS

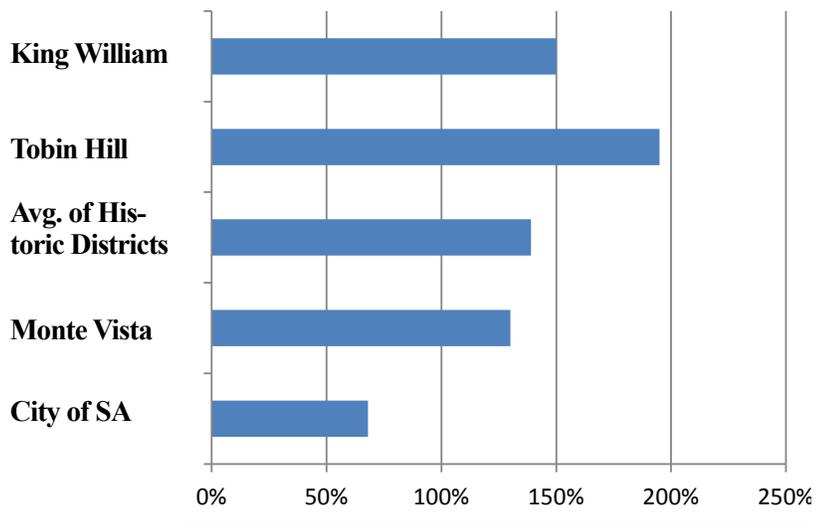
The City of San Antonio’s Office of Historic Preservation recently commissioned a study to evaluate the city’s Historic Preservation activities, with an emphasis on how Historic Districts add to the economy and the quality of life of San Antonio. The findings were presented by the study’s author, Don Rypkema, on February 18th at a luncheon, which was followed by a meet and greet with Mr. Rypkema,

Here are some of the findings of the study:

- Historic neighborhoods outperformed the city as a whole in a wide range of quality of life criteria.
- Historic neighborhoods represent high density in a low density city, but at a human scale.
- Historic neighborhoods and buildings are magnets for small businesses, start-up businesses, and firms employing knowledge workers.
- Construction in historic districts (both rehabilitation and new construction) have represented an investment of \$1.4 billion over the last ten years generating an average of 1,860 jobs and \$100 million in salaries each year.
- Property values in historic districts have appreciated at a greater rate, were less adversely affected by the real estate crisis, and recovered sooner than did housing in the city as a whole.
- Historic neighborhoods are extraordinarily diverse in income, race, ethnicity, age, and family structure, and largely mirror the demographic characteristics of the city as a whole.

The study is currently in draft form, but will be available from the Office of Historic Preservation in the near future. It is interesting reading.

Increase in Housing Prices - 1998 to 2013



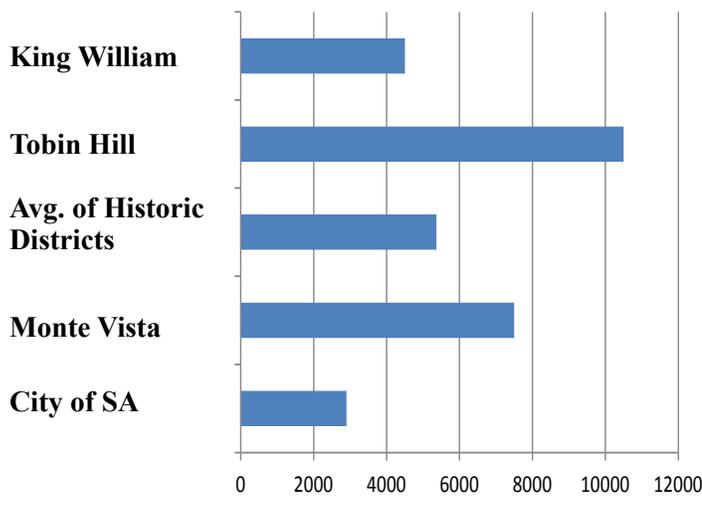
Age Range Distribution of Residents

Age Range	City Wide	Historic Districts
Less than 18 yr	26.0%	19.4%
18 to 64 yr	62.8%	68.2%
65+ yr	10.6%	12.4%

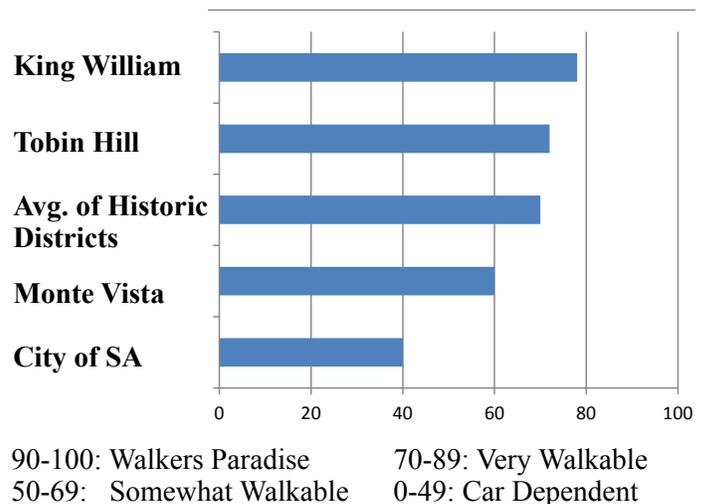
Percentage of Historic Population

	City Wide	Historic Districts
Hispanic	63.0%	60.3%
Non-Hispanic	37.0%	39.7%

Population Density in Historic Districts



Walking Scores for SA Historic Districts



MEET THCA'S NEWEST BUSINESS MEMBER

Locust Living Apartments - 327 E. Locust St.

www.Locustliving.com

FROM SA CONSERVATION SOCIETY'S PRESERVATION ADVOCATE NEWSLETTER

Neighborhoods on the Rise

by Janet Dietel, San Antonio Conservation Society First Vice-President

There is a "Living Space" revitalization taking place in the neighborhoods of San Antonio. Why are people moving back into the center city? How many changes have you seen or heard about? Signs of homes being renovated, infrastructure being upgraded, and new home construction on vacant lots are all visible evidence of changes in these neighborhoods.

I have the opportunity to attend the City of San Antonio Zoning Commission Meetings as well as the City of San Antonio Historic and Design Review Commission Meetings. In these meetings, each applicant presents his or her item regarding the change to be made to his or her property, be it residential or commercial. Attending these meetings allows me a great perspective of the community revitalization taking place in San Antonio.

Research indicates there are a multitude of reasons to seek out property in these neighborhoods. People look for diversity in housing options; they want to live in a spontaneous, vibrant environment; they want to be able to walk to work; and they want nearby amenities of schools, churches, and businesses. Many look for convenient public transit; some are returning to neighborhoods they knew in their youth. Still others seek out these center city neighborhoods for their historic and architectural value, revealing an interest in preserving the history of San Antonio. Some people are looking for easy access to cultural and social amenities including art galleries, theatres, and restaurants, or for affordable space to start their own business. Preservation Green Lab studied these trends, determining that "a mix of older, smaller buildings perform better than districts with larger, newer structures when tested against a range of economic, social, and environmental outcome measures."

San Antonio has a plan to help the homeowner or entrepreneur move forward with neighborhood revitalization. The city offers local tax exemptions for "substantial rehabilitation" of residential properties in historic districts. City property taxes are frozen at the assessed value prior to rehabilitation for up to ten years. Substantially rehabilitated commercial properties are eligible for the 5 Zero/ 5 Fifty tax exemption: no city property taxes are owed for the first five years, and for the next five years the city taxes are assessed at 50% of a post-rehabilitation appraisal. The tax exemption for substantial rehabilitation remains with the property regardless of change of ownership or sale of the property. (www.sanantonio.gov/historic)

The city offers additional incentives for businesses considering establishing locations generally inside Loop 410. The Inner City Redevelopment Investment Plan (ICRIP), a tool to attract growth in San Antonio's urban center, authorizes waivers for city fees and SAWS impact fees.

As you think about the renewed interest in these neighborhoods, think about the economic investment being made by business owners. Whether it's coffee shops, restaurants, theatres, hotels, or apartment buildings, the owner is making a commitment to invest in San Antonio. We have historic buildings, large and small. Reuse of the historic properties in a new way makes very good economic sense. No wonder our neighborhoods are changing.

Donovan D. Rypkema, in *Economics of Historic Preservation: A Community Leader's Guide*, provides a great reason to join the movement. "Economically, historic preservation stabilizes property values, encourages reinvestment, maintains or enhances tax revenue collections, and provides housing and jobs." What more could a community such as San Antonio want, given our amazing historic housing stock and vibrant center city neighborhoods?

This article was first published in the San Antonio Conservation Society's Newsletter, The Preservation Advocate (Winter, 2015) and reprinted by permission of the Conservation Society and the Author. We appreciate their willingness to share this information with our community.

PAELLA CHALLENGE RETURNS

The 6th annual Corona Paella Challenge, hosted by La Gloria's Chef Johnny Hernandez returns to Pearl on Sunday, March 15, from 11:00 am to 4:00 pm.

The celebration returns for its sixth year, rain or shine, and will showcase the delicious food and wine of Spain, including traditional sangria and a variety of fabulous craft and imported beers. There will also be live entertainment perfect for the entire family. Presale tickets to the event are \$65. Admission for individuals under 21 years of age is \$25. Tickets can be purchased at www.paellachallenge.com and will also be available for \$75 at the door.

FROM THE YMCA - DIET AND LIFESTYLE

THE AMERICAN HEART ASSOCIATION'S DIET AND LIFESTYLE RECOMMENDATIONS

A healthy diet and lifestyle are your best weapons to fight cardiovascular disease. It's not as hard as you may think! Remember, it's the overall pattern of your choices that counts. Make the simple steps below part of your life for long-term benefits to your health and your heart.

Use up at least as many calories as you take in. Start by knowing how many calories you should be eating and drinking to maintain your weight.

- Don't eat more calories than you know you can burn up every day.
- Increase the amount and intensity of your physical activity to match the number of calories you take in.
- Aim for at least 30 minutes of moderate physical activity on most days of the week or — best of all — at least 30 minutes every day.

Regular physical activity can help you maintain your weight, keep off weight that you lose and help you reach physical and cardiovascular fitness. If you can't do at least 30 minutes at one time, you can add up 10-minute sessions throughout the day.

If you would benefit from lowering your blood pressure or cholesterol, the American Heart Association recommends 40 minutes of aerobic exercise of moderate to vigorous intensity three to four times a week.

Eat less of the nutrient-poor foods. The right number of calories to eat each day is based on your age and physical activity level and whether you're trying to gain, lose or maintain your weight. You could use your daily allotment of calories on a few high-calorie foods and beverages, but you probably wouldn't get the nutrients your body needs to be healthy.

Limit foods and beverages high in calories but low in nutrients. Also limit the amount of saturated fat, trans fat and sodium you eat. Read Nutrition Facts labels carefully — the Nutrition Facts panel tells you the amount of healthy and unhealthy nutrients in a food or beverage.

As you make daily food choices, base your eating pattern on these recommendations:

- Choose lean meats and poultry without skin and prepare them without added saturated and trans fat.
- Eat fish at least twice a week. Recent research shows that eating oily fish containing omega-3 fatty acids (for example, salmon, trout and herring) may help lower your risk of death from coronary artery disease.
- Select fat-free, 1 percent fat and low-fat dairy products.
- Cut back on foods containing partially hydrogenated vegetable oils to reduce trans fat in your diet.
- To lower cholesterol, reduce saturated fat to no more than 5 to 6 percent of total calories. For someone eating 2,000 calories a day, that's about 13 grams of saturated fat.
- Cut back on beverages and foods with added sugars.
- Choose and prepare foods with little or no salt. To lower blood pressure, aim to eat no more than 2,400 milligrams of sodium per day. Reducing daily intake to 1,500 mg is desirable because it can lower blood pressure even further.
- If you drink alcohol, drink in moderation. That means one drink per day if you're a woman and two drinks per day if you're a man.
- Follow the American Heart Association recommendations when you eat out, and keep an eye on your portion sizes.

Also, Don't smoke tobacco - and avoid secondhand smoke.

A LITTLE BIT OF TOBIN HILL HISTORY VOL. 42

by Ricki Kushner

Crockett Park

In 1989, interested citizens of Tobin Hill began requesting that the City of San Antonio expend funds to revitalize Crockett Park. Eventually, the City took note, and the culmination of the “Crockett Park Project” came 12 years later. On August 7, 2001, the gazebo was dedicated which had been donated by Byron C. Trott to the City of San Antonio for perpetual use in Crockett Park.

From a letter from Mr. Trott to the San Antonio Parks Foundation:

“...the gazebo, an appurtenance behind 901 Mason Street...was dismantled and relocated by the City of San Antonio to Crockett Park. The gazebo, having a distinctive shape was located on Sanborn’s Insurance maps and research has determined it was original to the house, which was built in 1884.

The house has been designated ‘Historic’ by the City of San Antonio....

As the original structure was in a degraded condition and we had no original photos or plans to follow, architects Keith Oehley, of Oehley and Associates, Inc., and Jon Thompson redesigned the structure with detailing taken from homes in the King William Historic District. In addition, we added sturdy benches, additional structural elements (the four cross-beam interlocking redwood braces) to protect the gazebo during high winds and storms.”

Mr. Trott dedicated the Crockett Park gazebo to the memory of his mother, Carla L. Trott, who died of cancer in 1997.

More about Crockett Park in a later issue.



Photos from Dedication Ceremony August 7, 2001. Photo on right: Mr. Trott (left with crutches), Mayor Lila Cockrell (center) and the portrait of Mr. Trott’s mother (right).



Ricki Kushner is chair of THCA’s Historic Preservation Committee. She got very interested in preservation when she was researching the history and style of her California Craftsman bungalow. She now collects every bit of information about the history of Tobin Hill that comes her way.

THE URBAN GARDEN TO TABLE TALK

by Cody Doege

When siting fragrant plants in your garden, think about areas that invite you to linger -- a patio, front porch, or near windows you might open in fair weather. To welcome guests, plant them near an entry arbor, garden gate beside a guest parking area, or along the path to the front door. Here are a few Southern favorites that are sure to tickle your nose.

If you're in the market for a beautiful, tough, evergreen with dynamite scent, try fragrant olive also called sweet olive and tea olive. Derived from the Greek "osme" (fragrant) and "anthos" (flower), plus "fragrants," which all translates to "fragrant, fragrant flower," the name does not overstate the plant's appeal. Tiny white flowers emit the sweet apricot aroma in early spring and again in early fall. Plant them near the house and let the delicious scent waft in through the screen door.

Long treasured for their variety of gorgeous foliage in shady spots, gardeners are turning on to the wonderful scent of fragrant hosta, aka "August lily". Thanks to its ability to produce foliage in 2-foot-tall clumps throughout the summer, it can handle some sun. Its 4-inch-long white blooms appear in late summer and are larger than the typical. Another unusual feature is that the blooms open in late afternoon, so you can sit down with a tall iced tea at day's end and breathe in their honeysuckle like fragrance.

One old-fashioned favorite that deserves to make a comeback in the Southern landscape is Carolina allspice. Growing to 8 feet, this tough, deciduous shrub sports 2-inch, apple-strawberry-scented, crinkly, maroon blooms in summer. Potency of the fragrance varies widely from plant to plant, so take a whiff before you purchase one.

Kale Banana Smoothie

Ingredients:

- 16 fluid ounces coconut water, chilled
- 1 banana
- 1/2 avocado, peeled and pitted
- 1/2 cup packed kale
- 1/8 lemon, juiced
- 1 pinch cayenne pepper

Directions

1. Put coconut water, banana, avocado, kale, lemon juice, and cayenne pepper in blender; blend until smooth, about 30 seconds.
2. It's helpful to freeze the banana (depending on what kind of blender you have, freeze the avocado too) in chunks so it'll make the drink cooler.



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The Tobin Hill Community Association is a 501 (c) (3) nonprofit association. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other Tobin Hill historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric of Tobin Hill.

TOBIN HILL COMMUNITY ASSOCIATION MEMBERSHIP YEAR IS JANUARY 1 TO DECEMBER 31

Please enroll me as a member of the Tobin Hill Community Association.

- \$15 Resident Household Member.** Limit 2 votes per Household. \$15 per voting member. (If there is one voting member in your household, your membership is \$15. If there are two, each pays \$15, for a total of \$30 per household. Must live in Tobin Hill.
- Business Memberships.** Limit - one vote, designated business representative, and alternate per business. Must have a business or nonresident property located in Tobin Hill.
- \$29 Small business – income up to \$1 million**
- \$99 Medium business – income from \$1 million + 1 dollar to \$5 million**
- \$259 Large business – income more than \$5 million**
- \$25 Associate Membership.** For interested parties outside of Tobin Hill. Nonvoting.

Membership fees: \$_____. I wish to make a donation to THCA: \$_____. Total Check Amount: \$_____

Date: ___/___/___

(Please make your check payable to THCA and mail to: PO Box15946, San Antonio, TX 78212)

**THIS INFORMATION IS FOR THE SOLE CONFIDENTIAL USE OF THE
TOBIN HILL COMMUNITY ASSOCIATION TO COMMUNICATE WITH ITS MEMBERS**

Name: _____

Address: _____ (ZIP): _____

Telephone: Day: (____) _____ Home: (____) _____

Mobile: (____) _____ E-mail: _____

If business or associate business member, please give designated representative's information above. Please also designate an alternative representative. Name: _____

Day Phone: (____) _____ Other Phone: (____) _____ E-mail: _____

- I would like to receive updates and news through my e-mail address.
- I would like to be included in the THCA membership directory, for members only.
- I would like to volunteer. Please contact me using information above.
- Unique skill(s) I have to offer, if any: _____

Thank you for Joining the Tobin Hill Community Association!

Please go to tobinhill.org for pictures, events and important community information

WHAT IS THE TOBIN HILL COMMUNITY ASSOCIATION?

The Tobin Hill Community Association (THCA) began with seven neighbors around a dining room table. Each of them held the belief that something great would begin in Tobin Hill if they could create a non-profit community association that, for the first time, would be able to bring resources into our community, operate transparently and be inclusive of all Tobin Hill's stakeholders. THCA received its status as a Texas Corporation in September 2008, approved bylaws and elected its first Board of Directors in January 2009, and received its federal nonprofit status in May, 2009.

The mission of the THCA is to facilitate implementation of the Tobin Hill Neighborhood Plan; to protect the Tobin Hill Historic District and other Tobin Hill historic buildings; and to improve quality of life through the collaboration of those who live, work, and contribute to the social fabric of Tobin Hill.

Your THCA Board:

Martin Kushner, President *	mfkushner@yahoo.com (210) 223-2814
Michael Cepek, Member	micepek@hotmail.com
Cody Doege, Vice President *	codydoege819@hotmail.com
Ben Fairbank, Member	baf@texas.net
Elyse Galik, Treasurer *	elyse@reductionofuncertainty.com
Gabriel Gonzalez, Member	whitecard7766@gmail.com
Richard Hartman, Member	richard@tycoonflats.net
Tim Little, Secretary *	tnldesignssa@gmail.com
Larry Polinard, Member	larrypolinard@hotmail.com
Tom Schlenker, Member	thomasschlenker@sanantonio.gov
Charles Sumerset, Member	csumerset@aol.com

* Executive Committee

THCA Board meetings are open to THCA members. They are scheduled on alternate months at the Sinkin Eco Centro Building. Check the Calendar of Events on Page One for times and dates. Of course things change, so if you have something you would like to discuss with the Board, be sure to contact Marty Kushner to confirm the meeting and make your interest known in advance. Thank you.

IMPORTANT CONTACT INFORMATION

City of San Antonio - Office of District One Councilman Roberto Treviño

City Hall Office: 100 Military Plaza, SATX 78283 - (210) 207-7279
Field Office: 1310 Vance Jackson Rd. SATX 78201 - (210) 207-0900
E-Mail: district1@sanantonio.gov

Bexar County - Office of Precinct 4 Commissioner Tommy Calvert

County Courthouse 100 Dolorosa, SATX 78205 - (210) 335-2011
Field Office: Elizando Tower, 101 W. Nueva, Suite 1029 SATX 78205 - (210) 335-2614
E-Mail: tcalvert@bexar.org

Congressman Lloyd Doggett - San Antonio Field Office: 217 W. Travis, SATX 78205 (210) 704-1080

Texas House of Representatives, District 123 - State Representative Diego Bernal

San Antonio Office: TBA

Code Enforcement Services: www.sanantonio.gov/ces - Call: 311

Tobin Hill Supervisor: Mr. Danny Liguez (210) 207-3904

Police Department: www.sanantonio.gov/sapd/contact - Emergency: 911 - Non-emergency: 207-7273

Tobin Hill's SAFFE Officer: Robert Rodriguez - 260-7479

San Antonio Water System: www.saws.org/service- 704-7297

City Public Service: www.cpsenergy.com - 353-2222

This is YOUR newsletter and we would like to include articles of interest to you. If you have any suggestions please let us know. If you know of upcoming event that have an impact Tobin Hill, we would like to include them in our Calendar of Events. We also encourage appropriate, non-political thoughts from THCA members and friends. You can contact me at 223-2814 or at mfkushner@yahoo.com Marty Kushner, Editor

**VISIT THCA'S
WEBSITE
TOBINHILL.ORG**