



CONVERSE

C O N N E C T I O N

COMMUNITY MAGAZINE

JAN-MARCH 2026

*Happy
New Year
2026*

CONVERSE ANIMAL CARE

**BUILDING
MOMENTUM
IN 2026**



CONVERSE CITY HALL 406 S. SEGUIN

Administrative Offices	210-658-5356
Building Dept	210-658-8285
Finance Dept	210-658-5357
Human Resources	210-566-1446
Municipal Court	210-658-8021
Utility Billing Dept	210-658-1965
Pay-by-Phone	877-385-7181
 Converse Central Fire Station 602 Toepperwein.	 210-658-8900
 Converse Police Department 402 S. Seguin	 210-658-2322
 Converse Public Library 601 S. Seguin	 210-659-4160
 Converse Economic Development Corporation 110 W. Legion	 210-659-9163
Toll Free	800-984-5020
 Converse Public Works 8711 Business Court	 210-659-9513
 Converse Utilities 9239 Converse Business Lane	 210-658-3453
 Converse Animal Care Facility 8755 FM 1516	 210-658-5369

IN CASE OF EMERGENCY — DIAL 911

MEETINGS



WATCH MEETINGS LIVE

CONVERSETX.NET/263/WATCH-OUR-MEETINGS-ONLINE

City Council

1st and 3rd Tuesday of the Month - 7:00 PM

Parks & Recreation

2nd Monday of the Month - 6:00 PM

Planning & Zoning

3rd Monday of the Month - 7:00 PM

To view meeting agendas, please visit <https://www.conversetx.net/archive.aspx>
(Subject to change due to holidays)

CALENDAR OF EVENTS

JANUARY 2026

National Blood Donor Month

- 17th** Bystander Emergency Aid for All Ages
(11 a.m. 602 Toepperwein)
- 19th** Martin Luther King, Jr. Day
(City Offices Closed)
- 23rd** Converse Public Library Book Swap
(9 a.m. – 5 p.m.)
- 24th** Converse Public Library Book Swap
(10 a.m. – 2 p.m.)

FEBRUARY 2026

Black History Month

- 14th** Happy Valentine's Day
- 16th** Presidents Day
(City Offices Closed)
- 21st** Mind Matters: Mental Health for Kids
(11 a.m. 602 Toepperwein)

MARCH 2026

National Multiple Sclerosis Awareness Month

- 7th** Field & Crafts Day at North Park
(8200 Spring Town)
- 8th** Daylight Savings Time
- 17th** St. Patrick's Day
- 28th** Easter Egg Hunt & Movie Night
(8200 Spring Town)



BEST WISHES FROM HENDERSONS

RECURRING EVENTS

Mayor's Call

2nd and 4th Saturday

Converse Senior Center
405 S. Seguin Rd.

8:00 AM to 10:00 AM

No appointment necessary.



FROM YOUR MAYOR



Dear Citizens of Converse,

Thank you for your assistance and involvement during 2025. Together, we completed another successful and very productive year. We start off the New Year with a balanced city budget, an unprecedented low property tax rate of 0.46 cents per \$100 of property valuation. One of the lowest current property tax rates in Bexar County despite all our recent responsible growth. The city of Converse continues to be financially sound with \$5,397,229.00 (28.5 %) reserves set aside for any emergencies. In addition, the City of Converse maintains a very high OUTSTANDING AA- Bond Rating. THANK YOU, TEAM CONVERSE! As always, we value your continuous feedback and suggestions at all times and look forward to hearing from you while we continue to update our newly developed Comprehensive City Master Plan. If you have any questions or concerns, please contact us anytime. Please feel free to call me anytime, email, text, or stop by for a one-to-one visit to Mayor's Call.

Congratulations to your newly elected City Council members: Mayor Al Suarez, Place 1 Stephanie Gonzalez, Place 3 Kassandra Leon, and Place 5 Stacey L. Adams Sr. Thank you, Converse residents, for the UNPRECEDENTED record voter turnout this past November 2025. Your voice has been heard loud & clear, we will continue working together to make Converse a better place to live and raise a family. THANK YOU for doing your extensive research and the overwhelming VOTES of confidence! GO TEAM CONVERSE!

We have completed the Street Improvements re-pave-ment projects on County Road 3502, Thornton Lane, and Schaefer Road, thanks to the Converse Street Maintenance Tax Program approved by the Converse voters. Thanks to our Public Works department for installing sidewalks on Schaefer Rd in front of the Post Office.

Thank you for attending our recent city celebration events: National Night Out, Halloween Trunk or Treat, Veterans Day Parade, Veterans Day Purple Heart & Flag Burning Ceremony, Official Christmas Tree Lighting, and 1st Annual Christmas Parade. Thanks to our TEAM CONVERSE for hosting outstanding events for the citizens of Converse.

Let's welcome our new Converse Businesses now open to serve you: Tractor Supply (located at the old Big Lots location), Sherwin-Williams Paints (located on FM 78). Please stop by and support our new local businesses.

The City Council recently funded the engineering development plan for the new Converse Greenway Trail Phase 2 extension from North Park to Kitty Hawk Road. Construction is set to commence in the summer of 2026. The final Greenway Trail completion will extend the trail from Kitty Hawk Road to FM 78.

The Code Enforcement Office continues to work diligently to address ALL City Code violations. Please report all city code violations to Code Enforcement via the city website or contact the police non-emergency number at 210-658-2322. Rest assured, all reported code violations will be investigated immediately for compliance.

Finally, as always, there's an open invitation for anyone to attend **"MAYOR'S CALL,"** which is hosted every other weekend on the 2nd & 4th Saturdays of every month, no appointment necessary, from 8 to 10 a.m. at the Converse Senior Center located at 405 S. Seguin. Please feel free to send me an email anytime at mayorsuarez@conversetx.net or call me at 210-204-0557. We look forward to hearing from you very soon and providing us with your concerns/suggestions. Public Safety and Emergency Management Operations will ALWAYS be our number one priority, and we will take all necessary actions to keep CONVERSE SAFE for ALL RESIDENTS.

TOGETHER, LET'S KEEP THE CITY OF CONVERSE MOVING FORWARD!!
STAY TUNED, THE BEST IS YET TO COME!

My Best Regards to all Converse Residents,

IN CASE OF AN EMERGENCY WILL YOU NEED HELP?

State of Texas Emergency Assistance Registry (STEAR)

The State of Texas offers the option to register with the STEAR program, a free registry that provides local emergency management planners and responders with information related to your needs during an emergency.

Who Should Register?

- People with disabilities
- People who are medically fragile
- People with functional needs such as:
 - Limited mobility
 - Communication barriers
 - Require additional medical assistance during an emergency event
 - Require personal care assistance
- People who require transportation assistance

STATE OF
TEXAS
EMERGENCY
ASSISTANCE
REGISTRY



CALL 2-1-1 OR SCAN THE QR CODE



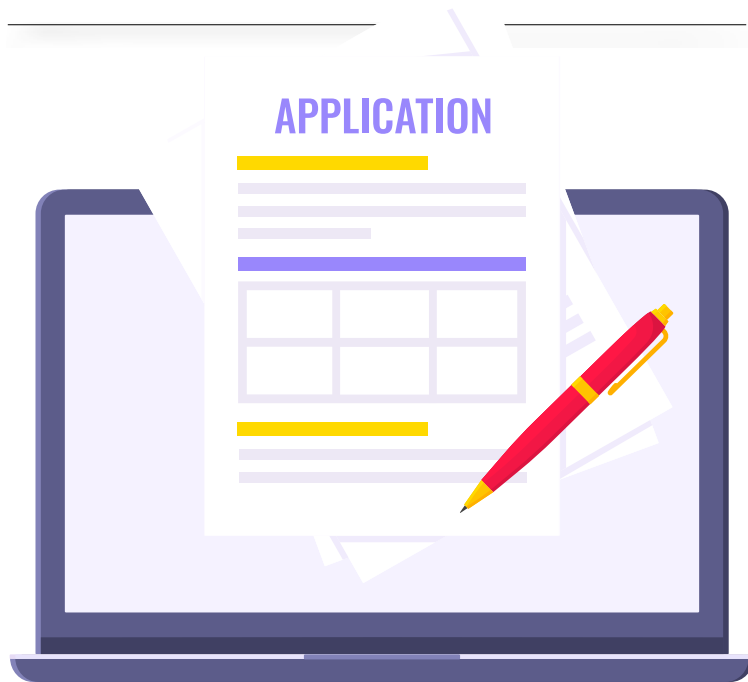
Registering in STEAR DOES NOT guarantee you will receive a specific service during emergencies.



Texas Department of State
Health Services



Revised Jan. 2024



City of Converse Moves to Online Permitting System

The City of Converse is excited to announce the launch of a new online permitting system, designed to streamline the application and approval process for residents, contractors, and businesses. This innovative platform enables users to submit, track, and manage permits from the convenience of their own home or office, thereby reducing the need for in-person visits and paper-based applications.

The online system covers a wide range of permits, including building, electrical, plumbing, and other development-related services. Users will also be able to rent a pavilion or picnic table, purchase pool passes, or request an out-of-zone brush pick up.

Applicants have access to real-time updates on the status of their submissions, ensuring greater transparency and efficiency.

“Our goal is to make the permitting process more accessible, faster, and user-friendly,” said Sharon D. Williams, AICP, Director of Community Development. “By moving online, we’re saving time for both applicants and city staff while improving overall service delivery.”

Residents and contractors can access the platform through the City of Converse website at www.conversetx.net.

For more information or assistance with the new system, please contact the City of Converse Community Development Department at 210-658-5356.



Converse Troop 593 is a student-led, adult supported troop that has been active in our community since 2019. The troop provides opportunities for scouts to be outdoors, enjoying camping, fishing, hiking, and providing service projects in our community. This past year, the troop logged in over 50 nights of camping and amassed over 173 hours of community service. The troop is proud of our first scout to earn the rank of Eagle Scout in June 2025 and celebrated his work leading adult volunteers and scouts on building a free library at the Anton-Schumann Park.

If your child is 6th grade and up, and is interested in joining Converse Troop 593, we are always looking to expand our impact on the youth of Converse and surrounding areas.

We also extend an invitation to interested youngsters grades Kinder thru 5th grade to come check out Converse Cub Scout Pack 593. Any interested families or any questions, contact Stephanie Collett at stepld924@gmail.com

LINES FROM THE

CONVERSE

PUBLIC LIBRARY

It's a new year—here's what's waiting for you!

Located at 601 S. Seguin, the Converse Public Library has proudly served our community since 1991, marking 35 years of service! For the past six years, the Library has been honored with the Texas Municipal Library Directors Association Achievement of Library Excellence Award.

Here's what you'll find at your library:

- Free Library Cards for Converse Residents
 - Free Access to Databases for job readiness, test preparation, and more
 - Free eBooks and eAudiobooks via the Libby App
 - Graphic Novels and Manga
 - Large Print Books
 - Current Book & DVD Releases
 - Weekly Story Times
 - Three Adult Book Clubs
 - Summer Reading Program
 - Programming for All Ages
 - Interlibrary Loan Service
 - Homebound Delivery
 - Free Public Computers
 - Laptops for In-Library Use
 - Fax and Copy Service
 - Laminating Service
 - Scanning to USB Drive
 - Reader's Advisory Service
 - Puzzle Exchange
 - Curbside Pickup
- new to you!

**Stop by and
discover
what's new!**



MARK YOUR CALENDAR

**JOIN US FOR
OUR BOOK SWAP!**

- Friday, January 23| 9 AM – 5 PM
- Saturday, January 24| 10 AM – 2 PM

Bring books you'd like to swap
and leave with books that are new to you!

CONVERSE

ANIMAL CARE DEPARTMENT

The Animal Care Department is pleased to share its First Quarter Newsletter, highlighting the progress, partnerships, and improvements. This quarter brought meaningful advancements in animal placement, community engagement, and facility enrichment, each contributing to our mission of providing high-quality care to the animals and residents of Converse. Through the dedicated efforts of staff and volunteers, the department achieved strong placement outcomes, with numerous animals adopted, transferred to rescue partners, or reunited with their owners. Enhanced marketing efforts and expanded outreach also increased visibility for our animals, supporting timely and successful placements.

Community engagement remained a major focus during the first quarter, with staff attending and supporting several City and local business events. The department successfully participated in National Night Out and multiple Trunk-or-Treat celebrations, where families met adoptable pets and learned more about shelter services. We also hosted a successful adoption event, "Dogtober Fest", in addition to partnering with local businesses to hold further adoption opportunities. These efforts helped connect our animals with new audiences while fostering strong community relationships.

A significant achievement this quarter was awarded the 2025 KONG Toy Grant from the Petfinder Foundation. This generous grant will greatly enhance our enrichment program by providing durable KONG toys that help keep our shelter dogs mentally and physically stimulated while they await adoption.

The department also completed major updates to the communal cat room, transforming it into a more enriching and dynamic environment for our feline residents. The renewed

space now features vertical climbing structures, engaging play areas, and comfortable resting spots designed to reduce stress and encourage natural behaviors. Visitors are welcome to stop by, view the improvements, and spend time with the cats who now benefit from a calmer, more engaging environment.

Support for the community continued through the Pet Cupboard program, which saw increased demand following recent social media outreach. In one day alone, the facility distributed more than 300 pounds of pet food to local pet owners in need. This vital program helps families facing temporary hardship keep their pets at home, supporting our broader mission of promoting healthy households and reducing shelter intake.

With a strong and productive first quarter completed, the Animal Care Department looks forward to building on this momentum in the months ahead. We remain committed to expanding community partnerships, enhancing the quality of life for the animals in our care, and maintaining meaningful engagement with Converse residents.





TML Economic Development Conference

EDC Board members Brandon Grable, Jessica Hannah, Mychel Jordan, and Rashawn Samuel, along with EDC staff, attended a one-and-a-half-day conference in Bastrop on November 13–14. The event brought together economic development experts, state officials, and city leaders to share proven strategies for job creation, quality-of-life improvements, visitor attraction, and community investment.

Their participation reflects the Board's commitment to strengthening its expertise and making informed decisions that support sustainable economic growth for our community.





Sherwin-Williams

"We have already felt so incredibly welcome here in Converse! It's clear that this is a community that values local businesses, and we've really enjoyed the warm reception we've received so far. The positive energy and friendly faces have made opening our doors a truly wonderful experience. As for what we're most looking forward to, it's definitely getting more involved with the community. We don't just want to be a place to buy paint; we want to be a welcoming space where residents and local contractors feel comfortable coming in for advice, inspiration, or just to say hello. We aim to be that place people look forward to visiting, where they know they'll get expert help with a personal touch. We can't wait to help bring color to your world and to officially become your local paint partners!"

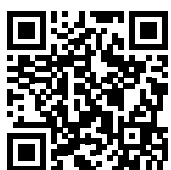
—Justin Fletcher, Store Manager



Thrift's Treats

"I'm a product of the Converse area—graduating from Judson High School back in 2004—so it brings me great joy to be a business owner in a city that holds such a dear place in my heart. At Thrift Treats ('where thrifting is sweet'), we look forward to providing the community of Converse an affordable place to purchase clothing and household items."

—Victoria Williams, Owner



NOMINATE TODAY

Know a business that goes above and beyond? Nominate them for an upcoming spotlight and be entered to win a gift card!

New Business Openings & Ribbon Cuttings

We're thrilled to welcome several new businesses to the Converse community: Tractor Supply, Sherwin-Williams, Thrift's Treats, A-1 VA Ratings, and Converse Family Dentistry.

Mayor Al Suarez, City Council, the Converse EDC, and multiple city departments came together to officially celebrate their arrival. This collaboration is part of what makes Converse special and continues to shape our city's future, one new business at a time.

Building a Website for Today's Converse

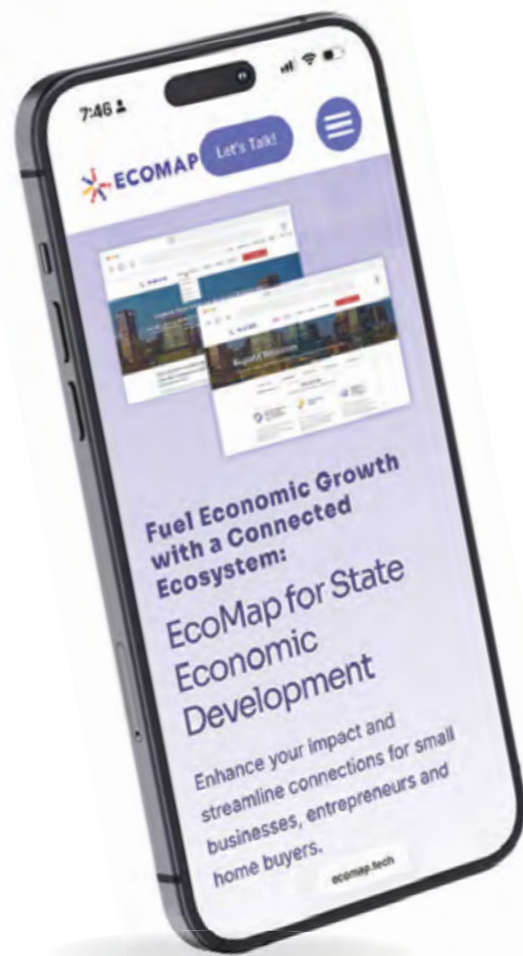
As part of our updated brand and upcoming strategic plan, the EDC is refreshing its website. We've partnered with Golden Shovel and EcoMap. Their bios are below.

EcoMap

EcoMap is proud to build the digital infrastructure for local economic development. In just five years, they've emerged as a technology leader for local economies by being the first to bring AI-driven tools directly to economic developers. Their platform is used by governments, universities, foundations, and development organizations to centralize data, track impact, and scale small business and workforce initiatives. Today, more than 90 ecosystems—representing thousands of entrepreneurs and businesses—rely on EcoMap as their system of record for local economic growth.

Golden Shovel

Golden Shovel Agency (GSA) brings creative energy to the work of economic development. They specialize in supporting communities through business attraction, talent attraction, branding, marketing, strategy, web development, and digital communications. Over the years, GSA has helped more than 300 communities across North America tell their stories and strengthen their regional economies.



Small Business Training Opportunities

Growing Stronger, Together: New Business Training with ActionCOACH
Converse EDC is proud to partner with Dona Kappmeyer and ActionCOACH Coastal Bend to bring practical, high-impact training right here to local business owners in our community.

ActionCOACH has a long track record of helping entrepreneurs grow through tools that strengthen leadership, marketing, financial planning, and long-term strategy. This partnership brings those tools directly to the business owners who power Converse.

On January 9, 2026, the Converse EDC will sponsor a full-day quarterly training with ActionCOACH. More training events will be announced throughout the year on our Facebook page.

For details or to register, contact the Converse EDC office at 210-659-9163.





A Rebrand Built for the Future

If you don't know who you are when asked, the world will decide for you. That's why at Converse EDC, we're defining ourselves clearly, honestly, and powerfully with a top-to-bottom rebrand. We took a long, hard look at what we stand for, where we want to go, and how we plan to get there. Out of that work came a sharper story about our values, vision, and the vows that guide us.

This transformation's been a long time coming. Converse is changing fast, and our identity needed to meet the responsibilities that come with such change. The result is a brand built not just for the moment we're in but for the future we're working to create, and for the community we're proud to champion.

Stay in the Know

Upcoming EDC Board Meeting Dates



January 13

February 10

March 10

April 14



BOARD MEMBER SPOTLIGHT

Jessica Hannah

Serving Since: February 2024

Jessica Hannah is a proud Longhorn who is mission-driven and passionate about serving our community. With a bachelor's degree in social work from UT Austin and a master's in public administration from UT San Antonio, Jessica's educational background and experience in nonprofit leadership provides her with a unique perspective to serve.

Jessica is also an active member of the San Antonio Chapter of Alpha Kappa Alpha Sorority, Inc., board member for the San Antonio Ivy Educational Fund, and dutiful daughter to her parents, helping them run a family-owned catering and food-truck business: Billy Hannah's Pulled Pork & More.

Jessica is proud to serve the Converse community and excited to help create a city that helps residents and businesses thrive.



Vehicle Burglary in Texas:

Why It's So Common & What Actually Prevents It

Vehicle burglary is one of the most frequent property crimes in Texas and one of the most preventable. While officers work hard to patrol neighborhoods, the reality is that most vehicle burglaries take only seconds and usually involve no forced entry at all. Many Texas agencies report that 60–80% of vehicle burglaries involve no forced entry.

Here's what's really happening — and the simple steps that make a big difference.

Why Texas Sees High Vehicle Burglary Rates

Large commuter population

More cars in driveways, parking lots, and workplaces = more opportunity.

Trucks & SUVs = high-value targets

Texas leads the nation in pickup ownership. Thieves know trucks often contain tools, electronics, or firearms.

What Burglars Actually Target

(Based on arrest interviews & real cases)

Offenders consistently say they look for:

- Unlocked vehicle doors
- Visible items
- Dark driveways
- Easy escape routes

Most offenders spend 8–15 seconds inside a vehicle. If it takes longer, they leave.

Opportunity Crimes Explained

Vehicle burglary is not typically a planned or targeted offense — it's an opportunity crime.

Offenders strike when three factors overlap:

1. A target is available (unlocked vehicle or visible valuables)
2. Low chance of being seen (darkness, no cameras)
3. Quick escape route

If you remove any one of these conditions, the crime is usually avoided.

Why Serial Numbers Matter — and Why They Help Police Catch Thieves

One of the most important steps residents can take is to record the serial numbers of valuable items, especially firearms, electronics, tools, and equipment.

Here's why it matters:

1. Police can enter items into the national NCIC database.
2. It increases recovery chances dramatically.

The 3 Prevention Steps That Actually Work



After reviewing thousands of cases statewide, these consistently reduce risk:

1. Always lock your vehicle.
2. Remove valuables (or hide them before you arrive).
3. Light up your driveway.

Bonus: Doorbell cameras add another layer of deterrence.



FIRE DEPARTMENT

2025 Community Safety Reset

As we step into 2025, the Converse Fire Department invites our community to join us in a simple but powerful reset that strengthens our homes, our health, and our ability to help one another when it matters most. These small actions create safer families, stronger neighborhoods, and a more connected Converse.

Stronger Homes: Fall Prevention at Every Age

Falls remain one of the most preventable emergencies we respond to, and they affect every age group.

Quick safety steps for 2025:

- Add nightlights to hallways and bathrooms
- Clear walkways of rugs, cords, toys, and pet bowls
- Install grab bars or non-slip mats
- Wear supportive shoes indoors

Stronger Minds: Mental Health for All Ages

Winter can bring stress, isolation, and seasonal blues so now is the perfect time to build healthy habits.

Signs someone may need support:

- Changes in sleep or appetite
- Persistent worry or sadness
- Abnormal irritability, anxiety, or shutdown

Healthy habits to strengthen emotional wellness:

- Daily movement or outdoor time
- Staying connected with family or friends
- Reducing late-night screen time
- Regular check-ins with children, teens, and older adults

CFD offers youth-focused mental wellness education through Mind Matters available at the Fire Department. Stronger Neighbors: Bystander Emergency Aid Before responders arrive, neighbors often make the most significant impact during an emergency. Knowing a few simple skills helps protect your family and your community.

Consider learning:

- Hands-Only CPR
 - Bleeding Control / Stop the Bleed
 - Safety steps to take before 911 arrives
- CFD provides Bystander Emergency Aid Training for all ages — short, practical sessions that build confidence.

It's one of the best ways to stay connected to everything happening in your city.

Together, We Make Converse Stronger!

Here's to a safe, connected, and empowered new year, Converse! Your Converse Fire Department is honored to support safety, wellness, and resilience throughout 2025.

Courses CFD Offers:

HeartBEAT: Bystander Emergency Aid Training I (Ages 10-110)

- January 17 @ 11:00 AM (1.5 hrs)

Mind Matters: Youth Mental Health (Ages 10-17)

- February 21 @ 11:00 AM (1.5 hrs)

A Matter of Balance @ Senior Center

- March 3 – April 24

- Tuesdays, 12:00–2:00 PM

MOM: Mind Over Matter @ Senior Center

- March 4, March 18, April 1

- Wednesdays, 10:00 AM – 12:00 PM

wihealthyaging.org/programs/live-well-programs/mom/

Follow the Converse Fire Department on Facebook!

CONVERSE

PUBLIC WORKS

Parks Division (Greenway Phase 2): Construction is scheduled to begin early this year, connecting North Park to Kitty Hawk Road. Stay alert near crews and follow posted detours for your safety.

Community Events @ North Park: Field & Craft Day, March 7—enjoy hands-on games, sports, and crafts. Easter Egg Hunt & Movie Night, March 28—join for an egg hunt followed by a family-friendly film. Watch the City's Facebook page for details and weather updates.

Streets Division: (Preventive Maintenance): Crews are crack sealing neighborhood streets to seal out water and debris, slow deterioration, reduce potholes, and delay costlier repairs. Expect short, moving lane closures. Avoid driving or parking on freshly sealed areas until the cones are removed.



Concrete Division (Preventive Maintenance):

Crews are crack sealing neighborhood streets to seal out water and debris, slow deterioration, reduce potholes, and delay costlier repairs. Expect short, moving lane closures. Avoid driving or parking on freshly sealed areas until the cones are removed.

Stormwater Division: Ahead of spring rains, crews clear inlets, ditches, and culverts, perform channel maintenance and small erosion touch-ups, and sweep streets near inlets. Help us prevent localized flooding—keep brush and debris out of streets and drainage ways, and report blocked inlets or illicit discharges.

Thank You for Your Patience

Work zones keep our crews —
and you— safe. Please slow down
around cones and signage.

Questions or service requests can be
submitted through the City's website
or by contacting the Public Works
Department.



BRUSH & STREET SWEEPER CALENDAR

January - Zone 1						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February - Zone 2						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March - Zone 3						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Visit the city's website at <https://www.conversetx.net> for a map of your service zone.

BRUSH PICKUP: Converse residents are no longer required to call for brush pick-up. The city has been divided into four zones, and pick-up will be staggered throughout the year for each zone. Please view the Brush Pick-up Map to determine what zone you are in to see when your pickup will be. Residents must put brush at the curb in front their homes on the Saturday/Sunday before your scheduled pick-up week. Brush pile shall not to exceed 6 feet high, 10 feet long, and 6 feet deep. **Tree Limbs Only** - No banana leaves, cactus, palm leaves, tree stumps, or bags of leaves.

STREET SWEEPER: The street sweeper is scheduled to sweep on the last full week of the month, during the week indicated. **Please No Curbside Parking during this time.**

BULK CALENDAR

January						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	28	27

March						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Bulk Pick Up: Bulk pickup is completely different from the brush pickup. It begins on the 3rd Monday of each month and it can take up to two weeks for items to be picked up. **Items need to be placed curbside on the Saturday or Sunday before the pickup week.** Bulk items cannot be placed in front of parked cars, near fences, tree/low hanging trees, mailboxes, beneath overhead power lines or on top of meters. If you have any questions about the bulk collection, please call Utility Billing Dept. at 210-658-1965. **(Max Bulk Size: 6 Cu. Ft.)**

Brush Zones	
	Zone 1 – January, May, September
	Zone 2 – February, June, October
	Zone 3 – March, July, November
	Zone 4 – April, August, December



406 S. Seguin
Converse, TX 78109

PRST STD
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SAN ANTONIO, TX

WHY HOME INSURANCE MATTERS FOR RENTERS: PROTECTING MORE THAN JUST YOUR STUFF

Renting a home or apartment comes with a lot of perks — flexibility, fewer maintenance headaches, and the ability to pick up and move when life changes. But one big responsibility often gets overlooked: protecting what matters most inside your home. Many renters assume their landlord's insurance has them covered. Unfortunately, that's not the case. While a landlord's policy protects the building itself, it does nothing to protect your belongings or your financial liability. That's where renters insurance comes in.

1. Your belongings are worth more than you think

Take a moment to mentally walk through your home. Furniture, electronics, clothing, kitchenware, tools, décor... it adds up fast. Most people underestimate the total value of their belongings by thousands of dollars. If a fire, theft, or water damage occurred, replacing everything out of pocket would be overwhelming.

2. Liability coverage protects you from the unexpected

Life happens — someone trips in your kitchen, your dog nips a guest, or you accidentally cause water damage to another unit. Without liability coverage, you could be responsible for medical bills, repairs, or even legal costs.

Peace of mind shouldn't be optional
— and renters insurance makes it simple.

3. Hotel and living expenses if you can't stay in your home

If a fire, burst pipe, or other covered event makes your home temporarily unlivable, where would you go? Renters insurance helps pay for hotel stays, temporary housing, meals and other related living expenses. It keeps life moving forward even when your living situation is disrupted.

4. It's one of the most affordable types of insurance

The best part? Renters insurance is inexpensive. For most renters, a policy costs less than going out to lunch once a month — sometimes as low as \$10–\$15.

5. It gives you peace of mind

Renters face risks just like homeowners, but with fewer built-in protections. A small investment in renters insurance ensures: Your belongings are safe, you're protected from major financial surprises, you have support when life happens

Whether you're in an apartment, condo, or rental home, renters insurance is one of the easiest and most affordable ways to secure your financial well-being. You may not own the building, but you do own your future — and protecting it starts with the right coverage.



State Farm

LARS NIELSEN

9135 Schaefer Road # 7
Converse, TX 78109

210.762.6539

