



Westcreek Times

Villages of Westcreek
Quarterly Newsletter

April-June
2015
Vol. 2

MEET THE CANDIDATE AND VWOA TOWN HALL

Homeowners will be able to meet the declared Board of Directors candidates for the 2015 Member's Election on Thursday, April 2, 2015 at 7:00 p.m. in the Community Center. Immediately following will be a Town Hall meeting with special guests speakers State Representative Rick Galindo and attorney Devin "Buck" Benson. All are welcome to attend.

ANNUAL MEETING OF THE MEMBERS

The Annual Meeting of the Members to vote for the 2 (two) open Board of Directors seats is Thursday, April 16, 2015 at 7:00 p.m. in the Conference Room. All are welcome to attend.



To stay updated on community events and information, go to our website: www.villagesofwestcreek.com and sign up for our free email service. You can also find us on Facebook!



PRESIDENT'S MESSAGE: Kevin Drummonds

We are coming up on another annual meeting and Board elections while facing several challenges. It sometimes seems as though the problems never get solved; but in truth, there are simply new issues that take the place of those that are solved and there are some complicated issues that take a long time to get through. This year is no different.

City Annexation. For the most part, I believe Homeowner's are opposed to being annexed by the city. I have attended several meetings in other communities to get as much information as possible. Bottom line: there is very little that we can do in the end; however, we can take steps to delay the action or we can attempt to incorporate (which comes with its own set of problems). Either way, when we host meetings and invite city, county and state dignitaries and only twenty (20) residents show up, it does more damage to our cause than if we did nothing at all. The community needs to show their concern and be heavily involved or the powers that be will simply ignore us.

Board Elections. Here again, apathy or lack of concern on the part of Homeowner's is a major concern. Home ownership is one of the biggest investments most of us make. The primary mandate of the VWOA is to help protect that investment through our standards. Without compliance with those Standards, then we most certainly will see our investment and the quality of life in the Villages of Westcreek decline.

That is why Board elections are so critical to a community such as ours. We should all be concerned with candidates that declare their singular focus (i.e., to expand specific programs) at the expense of all the other issues facing the community. Yes single programs are important, but no single program in the community affects more than 8-10% of Homeowners; however, a lack of concern for standards, overall amenities/facilities maintenance, and finances affect us all. Failure in these areas effect our home values. Thus, Homeowner awareness is key! Getting involved after the fact is too late. Once you have reduced the standards—there is no going back!

I highly recommend you become aware of the activities affecting your community and make every effort to attend the Annual Meeting or visit the office and take advantage of early voting where YOU vote for the candidates of YOUR choice. Remember that if you designate someone to act as your proxy, you in essence allow that person to vote for a candidate who may have a specific agenda and not the overall interest of the Community in mind. Get to know your representatives and the issues facing the community.

Restrooms in the Park. The Sports Park and Strategic Planning Committee recommended as their highest priority and it was approved by the Board for an additional restroom facility in the park. The staff, working with members of the committee, developed a request for proposal outlining all of our requirements that has been published for several months now. We have received bids from architects and design build companies and will be at a decision point very soon. The primary hold up is the fact that new buildings will require permits and this is further complicated by the fact that the park is in a flood zone. Of course, cost is always a key factor.

Pools. Our pools are in great shape for the upcoming season. Last year we completed replacing all the decking around the pools and completely resurfaced the community center pool. We also repaired the issues with the Sports Park pool.

Fields. We have continued to place a lot of emphasis on the fields in the park. We will continue to place top dressing on all of the fields and to repair the irrigation systems as necessary.

Tot Lot. We have finalized the plans for the 3-5 year old toy to be placed in the tot lot. Hopefully, this will get installed in the very near future.

Standards. We have also been working very hard on upgrading the VWOA Standards. This process has been going on for many months and is scheduled to be completed within a couple months. If you want to have an input, come join us at one of these meetings. See the schedule posted on the VWOA website:
<http://villagesofwestcreek.com/calendar/>

2015 BOARD OF DIRECTORS CANDIDATES



CHRISTOPHER D. BELL

My name is Christopher D. Bell and I am running for your Board of Directors. I am originally from Washington D.C. and am currently stationed at Joint Base San Antonio- Lackland AFB as the 737 Training Support Squadron Superintendent. I have over 22 years of military service in the Air Force and have held various duty positions. I have been involved with numerous military and non/military organizations, such as: Secretary of the Lackland Top 111, AF Sergeants Association Chapter 11 Vice President, USAF Academy Middle Managers President, Lackland Airman's Voice Council and NSID Talented and Gifted Parent President. Additionally, I have earned four college degrees: 2 Associates in Applied Science, a Bachelor of Science in Occupational Education and a Master of Business Administration.

My family and I have lived in the Villages of Westcreek since 2009, first as a tenant and then purchasing our home in December 2011. We love our community and want to see it continue to thrive. It is my desire to continue to develop strong partnerships among the homeowners and HOA within our community to keep property values up and everyone well-informed. I believe an emphasis should be on completing one large project before another starts, allowing everyone to be focused on cultivating and refining the aesthetics of our community. I encourage community involvement and volunteering as it moves people into action towards a better future, financially and morally. Residents should have confidence that the VWOA and Board care about their concerns because this is our community. Board members should know their customers and their expectations. Appropriate communication and motivation inspires people to do the job right, in a timely manner and without personal agendas. I look forward for the opportunity to serve our community and keep the Board attentive to our residents.



RICHARD GENTRY

My name is Richard Gentry. Some of you may already know me, as I served on the Board from May 2011-February 2014. I have decided that I would like to get back into the community's decision making process. I resigned as Vice-President of the board last year, needing to take some time away and spend it with the family. During the past year, I have really missed being involved in the community and helping to make it a better place for us to all live and raise our families. One of my biggest focuses was to help make The Villages of Westcreek the best place in the San Antonio area to live. I have 3 children, all boys ages 12, 3, and 2, that I want to grow being proud of the community we live in. My wife, who everyone will agree is my better half, is a school teacher and my strongest supporter. We both know from our past experiences with me being on the board, that the responsibility, commitment, and stress which comes along with being on the board is worth it when you look at the positives that can be created within a community such as this one. I ask for your vote, to allow me the opportunity and honor to help lead and strengthen this community once again... Thank You



RYAN D. HASKINS, SR.

Bio:

- Born and raised in Washington State
- Have served in the Air Force since 1999
- Moved to Westcreek in 2013
- Happily married for 15 years and raising 4 kids
- Earned a Masters in Information Systems and Bachelor of Science in Information Technology from the University of Phoenix Online
- Hobbies include reading, traveling, running and team sports
- Active member of the Sports and Sports Park Committee
- WVOA Youth Soccer Coach for the past 3 seasons
- Enjoying the community and looking forward to making it even better
- Priorities as a board member will be controlling spending, improving the bathroom situation at the park and expanding the sports programs

ONLINE PAYMENTS

Westcreek homeowners can pay their assessments online at www.villagesofwestcreek.com via PayPal.

If you are past due, contact the office prior to scheduling a payment. If you no longer live in WC, please reference your WC property address.

JOIN A VWOA COMMITTEE

There are committees that need membership and support from members. These committees do not take up too much time and your input is critical to the success of our community. Please volunteer and become an active member of our community and help us continue to make Westcreek a great place to live.

MANAGER'S MINUTE: Jennifer Bell

The first quarter of 2015 has been busy for the Villages of Westcreek and our staff. The introduction of online payments to our website in December has increased the amount of assessments the Association is receiving in a timely manner. Our 1st quarter ending delinquent total for 2015 was just over \$84,000.00 compared to the same time in 2014 of just over \$90,000.00. Many residents have enjoyed this new feature and have taken advantage of the added convenience. It is important to note, however, that residents still must come to the office to have their VWOA ID card stickers updated to enjoy the amenities and events.

January was a busy month, not just for assessments, but for soccer registration. The VWOA soccer program has grown by leaps and bounds and we had over 310 children register for the spring season. We did have to cap registration this year to ensure we meet the expectations of the participants and continue to provide a quality recreational soccer league.

In February, VWOA held its annual Mardi Gras Casino Night. It was on Valentine's Day this year and many residents and guests came to enjoy some great music, food, and casino games. This is the only Adult-Only event that we do, and we received a lot of praise and positive feedback once again.

March brought much needed rains along with preparations for the annual membership mail-out for the Annual Meeting to be held on Thursday, April 16, 2015 at 7:00 p.m. Homeowners were sent an agenda, Absentee Ballot and Proxy. Residents are encouraged to attend the Annual Meeting to cast their vote for the two (2) available Board of Directors positions for 2015. We have three (3) homeowner's who have declared their candidacy, and their Bios can be found on the previous pages of this newsletter. Residents also have the opportunity to meet the candidates Thursday, April 2, 2015 at 7:00 p.m. in the Community Center. There will also be a Town Hall Meeting immediately following. We closed out the month with our Annual Easter Egg hunt where the kids searched for eggs, received candy, and had the chance to take pictures with the Easter Bunny who was delivered to the Sports Park on a fire truck.

The second quarter will bring even more activities for the Association with the Annual Election, pools opening, Westcreek Jubilee, swim lessons, and much more. We look forward to another successful quarter and making more memories with our residents.

If you should have any questions, comments, or need assistance, please contact our office 679-8761

STANDARDS REMINDERS: Adrian Suttles

Property owners in the Villages of Westcreek are firmly resolved to maintain the attractiveness and value of the Community. The VWOA CC&Rs and Standards provide the basis to ensure that each home and the improvements/changes around it are well-designed, well-constructed, composed of suitable materials and the property appearance is maintained to keep the values at their highest.

Groundcover such as natural grass, artificial/synthetic turf or xeriscaping is required to prevent soil erosion and to enhance home values by maintaining attractive properties. Weeds are not recognized as ground cover.

Before owners may proceed with any plan to make improvements/changes to the outside premises of the property (this includes side and rear yards as well), approval must be obtained from the ARC.

It is unlawful to block the pedestrian's use of sidewalks and driveway aprons with motor vehicles, trash/recyclable containers and any other object.

A visible/readable address number is required for a timely and accurate response for all emergency vehicles and law enforcement officials.

Fencing located on adjoining property lines are the responsibility of both owners, thus the repair or replacement expenses should be shared 50/50.

ASST. MANAGER: WHAT IS A QUORUM?: Sylvia Mennel

A quorum by its simple definition is the minimum number of members of an organization that must be present at any of its meetings to make the proceedings of that meeting valid.

Our governing documents identify the number of people that it will take to make a quorum and are usually built with a provision for reducing a quorum to a more reasonable number of people who represent the community. Communities who haven't the provision for the reduction to the quorum usually suffer when they fail to meet quorum requirements that are so high. Such communities are forced to call another annual meeting and go through the costs of sending out notices again for that purpose, because they did not achieve quorum the first go round. The best solution for such a dilemma involves amending the governing documents to allow for reduction in quorum.

Our By Laws as amended on September 30th, 2014 define Quorum as the following and *in part* states: Members holding thirty-three percent (33%) of the votes entitled to be cast, shall constitute a quorum for voting on matters brought before the Association at meeting of Members called by the Board. In the event a quorum is not present, then the meeting may be adjourned to a time immediately following the adjournment of the meeting, but no later than seven (7) days from the date of the adjourned meeting, and the required quorum at such meeting shall be one half (1/2) of the required quorum at the immediately preceding meeting. This procedure shall continue until a quorum is obtained.

The strict guidelines in these governing documents regarding quorum must be followed at all times. Doing so protects the validity of any voting or business conducted on behalf of the Association when adhering to quorum requirements. Once the quorum calls have been made to achieve the amount of people in attendance, the meeting can be called to order and the business of the association can then commence.

WWW.VILLAGESOFWESTCREEK.COM

Please visit our website and click on the Subscribe button to sign up for our community Constant Contact to receive important emails and our weekly Week in Westcreek newsletter.

IMPORTANT RECREATION DATES: Nancy Griffin

- Pools open on weekends May 9
- Swim Lesson Registration begins May 11
 - Session 1 – June 15-26
 - Session 2 – June 29-July 10
 - Session 3 – July 13-24
- Spring Soccer Tournament May 16
- Both pools open 11 am – 8 pm on Memorial Day, May 25
- Westcreek Jubilee June 6- Vendors Welcome
- Pools begin opening all week June 8
- Fall Soccer Registration begins Jun 29 for WC Residents only

ADMINS CORNER: Melynda Porter

Spring is here, and soon the kids will be out of school for the summer. The changing of the seasons stems many exciting events in the Villages of Westcreek! We have our Westcreek Jubilee in June, swim lessons throughout the summer, and many more events and activities for families to enjoy. One thing to keep in mind when preparing to join us for any VWOA event or program is to make sure the stickers on your ID cards are up to date. Your current ID card will be verified at the park, at both pools, and also used to receive your wrist bands to events such as the Jubilee, and Fall Festival.

Throughout the year, one of the methods the VWOA attempts to reach homeowners by is U.S. mail. If we do not have your current mailing address, you could be missing out on important information. Please take the time to come into the office and update your mailing address. If you do not live in the Villages of Westcreek, please note that we will not accept any change to your mailing information over the phone, but we are able to do so via email (vwoa-re@sbcgobl.net) or fax (210) 679-0040. Please make sure to reference your VWOA property address, and include a current phone number and email address. In addition, please visit our website at www.villagesofwestcreek.com and sign up to receive our weekly Constant Contact email.

The front office at the VWOA, is eager to attempt to answer any questions and address any comments or concerns you may have. There are times when the office may be closed, or we may have to redirect you to another agency such as Animal Control or Bexar County. Please keep in mind when it comes to concerns such as streets, signs, light poles, etc. these issues will need to be addressed with the County at (210)-335-6700. If the issue is something regarding a loose or menacing animal, that would fall under Animal Control and they can be reached at (210)-335-9000. Please continue to call the office at 210-679-8761 to report any graffiti, vandalism, crime or suspicious activity you might observe. Thank you for being vigilant and helping to keep the Villages of Westcreek a great place to live.

COMMUNITY REMINDERS

Please remember to be observant in your neighborhood. Report any suspicious activities or persons to the Bexar County Sherriff's office. (210) 335-6000.

If you see graffiti or vandalism in the Villages of Westcreek, please report it to the office at 679-8761.

Please be sure to pick up after your animals on all common areas and while in the Sports Park. A pet waste station is located next to the park rules sign. Also, be respectful of your neighbor's property and clean up any waste.

ASSESSMENTS AND ID CARD REMINDERS

All residents 12 and older must have a current VWOA ID card to access the pool and park and attend all VWOA events.

Please ensure you get your VWOA ID cards stickers updated at the office so you can enjoy our amenities and events.

The assessments for 2015 are \$328.00 for the year or \$82.00 quarterly. If you pay quarterly, please remember the due dates are January 1, April 1, July 1, and October 1, 2014. Finance charges are applied on past due assessments

Community Information

Office Information

Phone: (210)-679-8761

Fax: (210)-679-0040

After Hours Emergency Phone:
(210)-854-9282

Address: 12395 Military Dr. W.
San Antonio, TX 78253

Hours: Monday- 9:00 a.m.-6:00 p.m.

Tuesday-Friday- 9:00 a.m.-5:30 p.m.

The office will be open Saturday, April 11, 2015 9:00
a.m.-12:00 p.m. to accept payments and update VWOA
ID cards

Website: www.villagesofwestcreek.com

Email: board@villagesofwestcreek.com

Facebook: Villages of Westcreek

Board of Directors:

President- Kevin Drummonds

Vice President- Kenneth Fowler

Secretary- Guy Oliver

Asst. Secretary- Ismael Padilla

Treasurer- Anthony Hoffman

Staff:

Community Manager- Jennifer Bell

Asst. Community Manager- Sylvia Mennel

Superintendent of Standards- Adrian Suttles

Superintendent of Parks and Rec- Nancy Griffin

Superintendent of Maintenance- Jamie Esquivel

Administrative Superintendent- Melynda Porter

Administrative Assistants: Melissa Garcia

Laurie McVey

Committees & Chairs:

Architectural Review (ARC) - Gene Hopkins

Communications- Bill Fenstermacher

Finance- Anthony Hoffman

Public Safety- Nick Giardino

Sports Park- Melynda Porter

Sports (subcommittee)-Varnell Johnson

Strategic Planning- Rick Severs

WESTCREEK JUBILEE



Slides

Food Vendors

Music

Local Vendors

ATM Available

Saturday

June 6, 2015

1-8 p.m.

VWOA Park

**All rides are
Free with
VALID VWOA
ID**

Wristbands may be
purchased for
Guests for \$15



Come Join the Fun!



Carnival Rides

Villages of Westcreek Owner's Assessment Coupon- 2nd Quarter

\$82.00

Due April 1, 2015

Mail payment to:

***12395 Military Dr. W
San Antonio, TX 78253***

Property Address: