



## President's Message

by John Steele  
President, VWOA Board of Directors



The oak leaves are falling in parts of Westcreek, and some great programs are coming up for our residents to participate in. The staff is preparing a huge amount of Easter eggs for our children to find in the sports park. The Westcreek soccer program is celebrating another banner year of participation with nearly 300 children enrolled in our youth soccer program. Please take the opportunity to come out with your family to enjoy these great programs.

Many homeowners and residents ask about how the Association's funds are spent or why certain programs are not funded. You can find out this information in several ways. First, get involved in your community and serve on a committee. Your community needs active volunteers to serve on its committees to help develop new programs, manage resources, and provide recommendations to the Board of Directors. The Board of Directors functions through the committees and decisions are based on the recommendations of those committees. Next is by attending the Board of Directors monthly meetings. At these meetings, the committees report on their actions and recommendations for the Board to act on. The Board also relays directions to the committees for further examination on items of interest. This meeting is only once a month and includes a forum for homeowners and residents to communicate concerns or questions to the Board. Another source of information is the Westcreek website. The Communications Committee has worked hard with the staff to include the necessary information on the website to answer many of the questions you may have. The website includes all

previous meeting minutes and governing documents for our Association. Our Association relies on your active participation in order to make it successful, so please take the opportunity to get involved.

During the February meeting of the Board of Directors, a community resident stated that he was informed by Bexar County Animal Control that cats are not included under the Bexar County leash law. Upon research on the Bexar County website and the City of San Antonio Animal Control web page, the leash law ordinance applies to "animals" not just dogs. Pet owners of cats must also comply with the leash law ordinance. The Association endorses the Bexar County ordinance but it is outside the authority of the Association to enforce it. Enforcement is the responsibility of Bexar County Animal Control. Bexar County Animal Control will respond to calls on domestic animals (dogs and cats) that have bitten a person, domestic animals that are aggressive (pose a threat to human health and safety), and stray/nuisance domestic animals. Call (210) 335-9000 M-F, 8 AM to 5 PM; on nights and weekends call (210) 335-6000, option 1. Animal pickups are addressed in the following priority 1) animal bite calls, 2) aggressive animals, 3) stray/nuisance animals. If you are looking for an animal picked up by Bexar County, animals picked up by Bexar County are usually taken to the City of San Antonio Animal Care Services at (210) 207-6660. Be sure to mention the animal was picked up by Bexar County Animal Control. Please control your pets and keep them safe; it is your responsibility as a pet owner.

Your Association is strong and vibrant thanks to the hard work of volunteers and a dedicated staff. There isn't a single individual who can take credit for that. All of the homeowners and residents share in the pride and accomplishments of Westcreek. Thank you for living in our community, and I look forward to seeing you at future events throughout the year.

## Manager's Minute

by Jennifer Bell  
Interim Community Manager



Spring is here! Spring is a time for nature's renewal. The benefits are abundant - new growth, longer daylight hours, and warmer temperatures. Spring is the perfect time to look around and enjoy the sights, and discover ways to become involved in our community. Volunteering is a great way to participate. VWOA offers many opportunities, such as joining one of the many committees we have. We love to hear from our residents and receive input on what they would like to see and activities they would like to participate in. Residents also have volunteer opportunities at many of our events such as Easter Egg Hunt, Annual Picnic, and National Night Out, to name a few.

As the warm weather draws near, residents will be spending more time outdoors. All residents 12 years and older must have current VWOA ID cards to enjoy the great amenities. Please make sure to bring in your ID cards when you make your assessment payments so they can be updated to ensure you have access.

We are looking forward to another fun-filled second quarter and hope to see you at the various functions/events/activities that VWOA has planned.



## Standards Reminders

by Adrian Suttles  
Superintendent of Standards



It's that time of year again. Spring has sprung, and so have the weeds. Even if the mature weeds were successfully killed during the prior growing season, seeds lie dormant in the soil. When spring rains and warm temperatures arrive, the seeds sprout and grow rapidly. Preventing spring weeds from growing requires a herbicide that can penetrate the seed hull. Tackling lawn weeds in spring reduces infestations for the rest of the year. Annual grasses and perennial broad-leaved weeds thrive in neglected lawns. However, preventative spring care, including dethatching, aeration, and application of weed killers, reduces weed problems significantly. When weeds are under control, digging out isolated plants that appear later in the year helps prevent widespread infestations from reoccurring. Check for weeds monthly, and remove them with a trowel before they go to seed.

If you have areas of your lawn that have a difficult

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[www.MilitaryAppreciationProgram.org](http://www.MilitaryAppreciationProgram.org)

time growing grass, or you just want to reduce your water usage, you may consider Xeriscaping. There are several plants and ideas on the internet to help you design your area. Once you have a design in mind, please complete a Property Improvement Application (PIA) with your design plan and a copy of your plat survey to the office for Architectural Review Committee (ARC) consideration before you break ground.

To stay updated  
on community  
events and information,  
go to our website:

[www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

and sign up for our free  
email service.



You can also find us  
on Facebook!



## News You Can Use

by Melynda Porter  
Administrative Superintendent



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, 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@sbcglobal.net](mailto:vwoa-re@sbcglobal.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, visit our website at [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com) and sign up to receive our weekly Constant Contact emails.

Spring is in the air and with it come many great reasons to gather and celebrate with family and friends! Our Community Center activity room, Pavilion at the park and both pools are available for rental to any homeowner or tenant who is in good standing with the Association. The calendar is filling up quickly so if you are interested in renting any of our facilities, please stop by the office to check the date, fill out the required paperwork and pay the necessary fees.

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., that 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. In addition to the police, 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.



## Meet the Candidates



### **Suzanne Bridges:**

Hi! I am Suzanne Bridges. I moved to Villages of Westcreek in 2002. Since that time, I have attended meetings, participated in the process and observed what went on. I am now ready to pick up the gauntlet to serve you, the homeowner, as a director on the Board of the Villages of Westcreek.

I retired 3 years ago after 30 plus years in the legal field. I worked in many areas of law, but primarily in real estate, insurance and management. Since retiring, I remain active professionally in the legal field. I am also active in civic and religious organizations. I received my education in legal studies from UT. I am married to Edgar W. Bridges, an attorney in San Antonio. I have 2 sons and 2 grandchildren.

I want to represent you by serving on the Board of Directors for the Villages of Westcreek. It is important that every homeowner know they are represented equally in the community. I have your best interest at heart. With fiscal responsibility, I will work to enhance the lifestyle of Villages of Westcreek while protecting the value of your assets as homeowner. My desire is to work with fellow residents, identify and define the overall goals of the Association while safeguarding the safety and welfare of the neighborhood.

For years, I have watched and seen no significant improvements at Villages of Westcreek. I have seen decisions being made in a vacuum for self-serving purposes rather than for the good of the overall community. "Business as usual" needs to change and become more transparent, progressive and streamlined in a cost-effective way.

In working to protect the homeowner asset valuation with fiscal responsibility, I will work diligently to enhance the community such that Villages of Westcreek will stand out and above the communities around it. "We're all in this together" is not simply words to me. If you elect me, I will be a voice for you. I appreciate your support and thank you for your vote.



### **Judi Cannon:**

I have been a resident and homeowner in the Villages of Westcreek since April 2005. I'm the mother of one daughter, Dawn, who lives in Kingsland Texas. I retired from civil service in December 2011, after 38 ½ years of government service. Most of my career as a civilian employee of the U.S. Air Force was spent in San Antonio, but I did

## Meet the Candidates (Cont'd)

spend two years in Hawaii at HQ PACAF and four years in England at RAF Mildenhall. When I returned from England, I became the Resource Manager for the Lackland Force Support Squadron and later served as Force Support Resource Manager for Joint Base San Antonio, until my retirement.

Upon my return from England in 2005, I purchased my home in Wynnwood and have enjoyed being a part of our fine community ever since. From May 2010 until April 2012, I served as Treasurer on the VWOA Board of Directors. I believe I had a positive impact on our community through sound fiscal management and guidance. I helped to balance our budget and get us back on firm financial footing, which we had not been for several years. When my term was up, I chose to step down and let someone assume the role. Being recently retired at that time, I wanted to get my bearings as a "retiree" and devote my time to other pursuits for a while. Now I'm ready to get back into the service of my community and do whatever I can to further the interests and well-being of all our residents.



### **Jennifer Castro:**

My Name is Jennifer Castro, and I have had the pleasure of serving as your Board Treasurer for the past two years. During this time, with helpful guidance and direction from my fellow board members and Westcreek Management staff, we have been successful in leading one of the best run Homeowners Associations in San Antonio. During my two years on the board, I have also had the pleasure of being involved in the implementation of several new projects that have improved the quality of an already existing community which include the new playground in the children's area of the sports park and the new monument sign that was installed on Military Drive. As a homeowner in the community, I take great pride in serving on this board and wish to continue for an addition two years if elected.

I have 20 years property management experience which includes a Texas Real Estate Sales Person License, Certified Professional Occupancy Professional thru HUD, and Tax Credit Compliance Training for Multi-Family Housing. I also have numerous certifications through the National Apartment Association which include, National Leasing Professional Certification, Certified Property Management Certification, National Compliance Professional, and I am currently working on my Property Supervisor Compliance Certification. I have also gained very beneficial knowledge of single family management as a result of serving on this board,

which I am constantly striving for new knowledge in property management.

If elected, I will continue to work hard to serve and improve our community with the least amount of financial impact to the homeowners.



### **Kevin Drummonds:**

I am a 22-year veteran of the Air Force, retiring in December of 1998. I earned a Bachelor's Degree in Computer Science and currently work for a local cyber security company. My wife Rhonda and I have lived in Westcreek since 1997,

where we raised two children who now have families of their own and have given us three wonderful grandchildren. I served on the VWOA Board of Directors from 2000 to 2002 and again from 2009 to today in all Officer positions, including President, VP, Treasurer, and Secretary. I let my record speak for itself – a great deal of the information about our work ethic and what we do on a monthly basis is in the minutes of our meetings

(<http://villagesofwestcreek.com/vwoadocuments/board-of-directors-minutes-archives/>).

I served on the Board that built the pavilion in the park and planned, funded, and initiated action on the community center. We purchased the 25 acres that the community center sits on even before the bridge was built. In 2009, I recognized and helped the Board correct a \$130k accounting error in the budget. This error combined with subsequent years of borrowing from our reserve fund caused a serious shortfall in our ability to maintain our amenities as well as our preparedness in case of an unforeseen event. Fixing the error and a great deal of attention to detail in the finances has since taken us from running in the red to a healthy budget surplus. It also helped ensure there will be no increase in assessments, something I have fought against from the beginning. This steadfast financial strategy and hard work has accounted for many new additions to the community, including but not limited to: new playground equipment for the tot lot; refurbishment of the sports fields and increased lighting throughout the park; upgrade and maintenance of the major street fences and monuments; a new monument in the clock tower; opening the pool for adult accompanied swim for longer hours as well as more days during the summer; park monitors on duty to ensure the facilities are maintained and available to members when they want/need them; and much, much more. I also led the charge in bringing the By-Laws up to date and in conformance with the times as well as the new State Law. I am currently working with the Sports Park

## Meet the Candidates (Cont'd)

Committee to add even more facilities in the Park as well as with other committees, including an update to our aging standards. Hopefully you will soon be enjoying these upgrades and agree with us when we say "Westcreek is a great place to live."

I firmly believe that communications and openness in all actions of the Board and staff is key to maintaining and improving the trust of the homeowners in those that manage our community. I played a key role in opening all meetings to the homeowners, requiring minutes from all committees, and ensuring greater detail was included in those minutes. I hope to continue to work toward a high degree of customer service, transparency, and professionalism in all our dealings. This includes all forms of communications, whether it be telephone, email, meetings, or even one-on-one. In addition, those elected as our representatives as well as our staff should be held accountable, to do the Association's business in the light of day and with a high degree of fiduciary responsibility and personal integrity. The ability to manage a budget within our available resources is our highest, if not the highest, priority. Tax and spend has never been the answer. Finally, security of our families, our property, and our community as a whole is also very high on our agenda.

Bottom line: Westcreek has always been a great place to live. If we inform and involve the homeowners in our decisions, do our business in the open, make sound budget decisions, and work together to keep our community safe, we will make this an even greater place to live.



### **Guy Oliver:**

Hello Westcreek! My name is Guy Oliver; I have lived in this great neighborhood for the last nine years. I am fortunate to live with my patient wife and my two very active grandsons and their mom. Before moving to San Antonio, I resided in Washington State, and was employed by the City of Redmond where I managed multimillion dollar projects both publically and privately funded and gained insight on the needs of communities.

Since I am retired I have the necessary time to commit to our community. As seen by the number of committees I have joined since moving into our neighborhood. I have had the opportunity to serve on the bylaws, sports park, swimming pool, budget, communication, strategic planning, and finally the election committees. My goal, if elected, is to continue to exercise the fiscal responsibility we all expect and to

continue to improve and upgrade the facilities and programs offered to our homeowners.

In closing, I look forward to working with all of you and I would appreciate your vote.



### **John Steele:**

I have served as a member of your Board of Directors and as your president for the past four years. During this period of time, our community has achieved great strides in improving the level and quality of communication, financial management, and resident care.

Openness and transparency have been hallmarks of the past four years. I have encouraged these efforts through the establishment of a Communications Committee and advances in the use of new technologies. The community is using the internet to communicate timely and informative information to our residents and saving dollars by avoiding the rising costs of the mail services that were previously used. Notices of board meetings are communicated to the residents as well as intended agendas. Accesses to previous documents are also now available through our web page.

Our community has enjoyed four years of a balanced budget resulting in the rebuilding of our reserve accounts and financial stability for our association. The assessment increases were justified through a budget process and briefed to the community prior to adoption by the Board. Our community is still one of the lower cost assessment HOAs in the area.

During the past four years, I have strived to make Westcreek a home for our residents. Westcreek is our home, and we should feel comfortable with our programs and how we are treated by our staff and elected Board members. I have opened every Board meeting with an opportunity for homeowners to address any concerns or suggestions to the Board. The Board and staff have continuously reviewed programs for relevancy, cost savings, and improvements.

If elected, I pledge to continue to serve you and support the greatest HOA in San Antonio.



### **Brenda Tate:**

My name is Brenda Tate and I am running for your community's Board of Directors. Many of you may already know me, as I have been the VWOA Community Manager for over 3 years. Under my management, VWOA has received multiple awards from the Community Association Institute (CAI). They include being named Extra Large Community of the Year for 2 consecutive

## Meet the Candidates (Cont'd)

years and Extra Large Community of Distinction in 2013. I was awarded Community Manager of Distinction 3 years in a row.

I have traveled the country with my husband and family and have lived in Indiana, Louisiana, and Texas. The Air Force has provided my family with stability and the opportunity to see our great nation. During our travels, I have worked in various areas of property and association management and earned a degree in Business Management.

My family and I are residents of our community and it is one of the best in Texas. The fiscal health of our community thrived under my management. We have maintained our strict budget and had excess funds to build our reserve accounts to meet the industry standards. While the fiscal health is not something that all residents see, it is felt by all homeowners because the Board has not raised the Association dues since 2011. Some of the community improvements during my tenure are the new VWOA Monument, the playground, the flag pole, Mardi Gras Casino Night, improved soccer fields, and the pool furniture and screens.

While I have moved on in my professional

career, I am still a VWOA resident who wants to see positive change and growth in our community. As an elected member of your Board, I will continue to work for our community and residents to ensure that Villages of Westcreek stays on top and continues to be the best HOA in San Antonio.

# Your



# Counts

## 2014 Board of Directors Election



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San Antonio, TX 78202  
(210) 227-1040

9714 Potranco Rd. Ste. 108  
San Antonio, TX 78245  
(210) 509-3900

3209 Pleasanton Rd.  
San Antonio, TX 78221  
(210) 924-1040

2003 Bandera Rd.  
Park Towne Plaza  
San Antonio, TX 78228  
(210) 431-7705

Austin Location  
1624 Ohlen Rd.  
Austin, TX  
(512) 837-1040

## WESTCREEK SWIM LESSONS



Registration for swim classes will begin May 12, 2014

### Register early to confirm your class!

Welcome back to sizzling summer and pool time fun!

Please keep in mind that most classes are group classes; thus we will honor specific instructor requests when we can - we make NO guarantees. Your child will be assessed and placed into a class at their current level of ability.

### Price:

#### Group

\$60 per Session (4 yrs old and up)

\$50 per session Mommy and Me (9 mos - 3 yrs)  
(Parent/Guardian MUST get in water)

#### Private

\$80 per session (4 yrs and up)

## CERTIFIED LIFEGUARDS



Westcreek is looking for certified lifeguards for our 2014 summer season. If your certification is current and you need a summer job, please contact Nancy Griffin @ 210-679-8761.

## VVOA Community Info

Phone: (210) 679-8761

Fax: (210) 679-0040

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

Address: 12395 Military Drive West  
San Antonio, Texas 78253

Office Hours: Sat-Sun - Closed; Monday 9am-6pm  
Tuesday-Friday 9am-5:30pm; The office will be open  
Saturday, Apr 12, 2014 9:00am to 12:00 pm.

Website: [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

Email: [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

[staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

### Board of Directors:

President - John Steele

Secretary - Kevin Drummonds

Asst. Secretary - Kenneth Fowler

Treasurer - Jennifer Castro

### Staff:

Jennifer Bell, Interim Community Manager

Adrian Suttles, Superintendent of Standards

Nancy Griffin, Superintendent of Parks & Recreation

Jamie Esquivel, Superintendent of Maintenance

Melynda Porter, Administrative Superintendent

Grace Briggs, Administrative Assistant

Melissa Garcia, Administrative Assistant

### Committees & Chairs:

Finance Committee - Jennifer Castro

Strategic Planning Committee - Rick Severs

Sports Park Committee - Richard Gentry

Communications Committee - Bill Fenstermacher

Architectural Review Committee - Gene Hopkins

Public Safety Committee- Nick Giardino

### Westcreek Times:

Publisher - VVOA Board of Directors

Editor - VVOA Staff

Design and Layout - Paula Roberts

Webmaster - VVOA Staff

## Early Spring - Start Seeds

([www.bhg.com](http://www.bhg.com))

Growing plants from seed is a great way to save money. You can gain a few extra weeks if you start them early indoors, or keep it simple by sprinkling seeds in moist, loosened soil outdoors.



## Advertising In The WC Times

A complete list of guidelines for advertising in the Westcreek Times, as well as required submission forms, are available on our website or at the VWOA office.

Full page (7.5"wx10"h) \$450 ; Half page (7.5"wx5"h or 3.75"wx10"h) \$250 ; Quarter page (3.75"wx5"h) \$150; Eighth page (3.75"wx2.5"h) \$80.00.

Classified advertisements are \$10 for three lines of text (55 characters per line); additional lines are \$2 each. Ads should be emailed in high resolution color .jpg format to vwoaacm@sbcglobal.net; payment and forms should be dropped off at the VWOA office or mailed to Villages of Westcreek Advertising, 12395 Military Drive West, San Antonio, TX 78253.

The deadline for submission is the 10th day of the month prior to publication. All ads are subject to editing or rejection, and VWOA is not responsible for errors in original copy. For our errors, VWOA liability is limited to running one corrected ad. Neither VWOA nor its Board of Directors endorses any product or service advertised by this publication. Ads will be accepted on a first-come, space available basis. Therefore, all ads shall be submitted and paid for at the time, or put on a waiting list if need be. (Classified ads excluded).

## Villages of Westcreek Owners' Assessment Coupon

**\$78.00 DUE 4/1/2014**

2nd Quarter 2014

Property Address:

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Mail coupon with payment to  
VWOA  
12395 Military Drive West  
San Antonio, Texas 78253



Villages of Westcreek  
12395 Military Drive West  
San Antonio, TX 78253