



Westcreek Times

Villages of Westcreek
Quarterly Newsletter

January-March
2016
Vol. 1

Welcome 2016

HAPPY
NEW YEAR

Come in WE'RE
OPEN

The office will be open for business on Saturday, January 9, 2015 from 9:00 a.m. until 12:00 p.m. to accept payments and update I.D. cards.



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: Richard Gentry

As we close the book on 2015 and begin the New Year, I'd personally like to say thank you to all of the Villages of Westcreek employees, volunteers, and residents. Without each of you, we would not have been able to make 2015 the success it was. A few of the major projects we accomplished in 2015 include completing the tot lot expansion, restructuring the budget process to make it more understandable and user friendly, and the new standards revision is ready for final approval. We may not always agree on things, but we are starting 2016 in a great spot and with a ton of optimism.

As an organization we will be looking to begin the construction of the new bathroom facility at the park, start the repairs on the leaning brick columns along Tally Road, resurfacing on the tennis courts and sports park parking lot, and begin revitalizing and upgrading the monuments at the entrances of our villages. With all of these projects, I encourage everyone to get involved in the different committees that help decide what other improvements we can make within the community, the more ideas the better. It is a great way to have your voice heard and to constructively get your input into these projects.

With all of these great things that are happening, it is important to remember that none of this is possible if we do not continue to work together respectfully and efficiently. Without all of us striving to better the community, we will not be able to reach our full potential. If we put our collective thoughts and efforts together, 2016 can be the biggest year ever for the VWOA.

STANDARDS RECAPS: Adrian Suttles

Disposing of Christmas Trees:

The County does not have a tree disposal service. Please contact your trash service company to find out if they will dispose of your Christmas tree, and what their regulations are.

Outside Decorations:

Holiday decorations need to be removed no later than fifteen days following the actual holiday's date (January 1 for the Christmas holidays). Therefore, please be sure to remove and store your decorations by January 16th.

Fireworks:

Unless a fire ban is in effect, they are permitted outside the City Limits, but not on

1. Utility easements; 2. Grassy and weeded areas; 3. Military Drive West, Westcreek Oaks, Westcreek View and Grosenbacher Rd.; 4. Any common properties within the Villages of Westcreek.

Please ensure that all trash/debris is removed from the street, sidewalk, driveway and/or lawns by 9 am the following day.

CALL FOR BOARD OF DIRECTOR NOMINATIONS:

The Board of Directors will have (3) three open seats in April 2016. A key business item on the annual meeting agenda is the election of new Board members. If you are a Homeowner who would like to serve your community, or know of another Homeowner who would make a good director please submit the following by February 19, 2016. Nominations received by this date will be published in the April 2016 newsletter and on the website. Any nominations received after February 19, 2016 will be posted on the website, but will not make the deadline for the Newsletter or the Ballot printing.

- Candidates Full Name
- Home Address
- Phone Number
- Email Address
- Short Bio (no more than 300 words)
- Photo Image (jpeg) or if you wish you can drop by the community center and we will take the picture for you. The information should be delivered to the following:

Chair, Villages of Westcreek Owners Association Nomination Committee

12395 Military Drive West

San Antonio, TX 78253

210-679-8761

NOTES:

- *Nominations can be made at any time up to and including the call for nominations from the floor at the Annual Meeting on April 21, 2016.*
- *Nominations received after February 19, 2016 will be published on the website, however will not make the Printing deadline for the newsletter and the Ballot.*
- *To be elected the candidate must be a Homeowner of the Villages of Westcreek.*

MAINTENANCE **REMINDER**

Do not dispose of any items such as limbs, rocks, trash, furniture, etc. in the Greenbelts or Easements. Items such as these may not be easily visible and may cause damage to maintenance equipment and could lead to additional destruction or injury. Please slow down when you see the maintenance crew working along or near the roadways.

JOIN A VWOA **COMMITTEE**

There are committees that need homeowner's support. 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.

RECREATION ROUND-UP: Dawn Garza

Happy New Year from Parks & Rec! We closed out the 2015 Holiday Season with our First Annual "Santa in the Park". We believe it was a huge success! Everyone that came enjoyed themselves, sipped on hot cocoa, and got to see Santa and one of his elves, in his beautiful Christmas cottage (donated by J&J Construction). We hope you were able to come and enjoy it! Santa says "See you all next year, Ho Ho Ho!"



Upcoming Events:

~ **Mardi Gras, February 6th:** Save the date! This is one of our community favorites. Please come out and have some fun. We'll have a food drive, so bring your non-perishable donation to receive extra chips for the casino. This is a BYOB event, but finger foods will be provided along with drink mixers. We will have a DJ for entertainment, and door prizes as well. Hope to see you there, tickets are on sale now! \$40.00/couple, \$25.00/individual. We have a limited number of tickets, so hurry and purchase yours today!

~ **Easter Egg Hunt in the Park, March 19th:** Come and see the Easter Bunny, and enjoy the Easter egg hunt. We are accepting donations of candy for this event, please stop by the office if you'd like to help out.

News:

Please stay tuned to your email, as well as Facebook and our Website for news regarding upcoming Spring sports in the park.

VWOA is Working for You:

VWOA's staff and volunteers work very hard to continue to make VWOA a delightful place to live. Our office staff, Park and Standards monitors, life and gate guards, volunteers, and our maintenance team strive to ensure the safety of our residents, cleanliness of the common areas, maintain property values, plan programs/events and projects, and abide by the laws and our governing documents to make it impartial for all. Often times, they may be yelled at, even cursed at for doing what they are required to do. VWOA asks that you maintain respect towards our staff and volunteers and thank you for your support.

MANAGER'S MINUTE: Jennifer Bell

Welcome to 2016. This past year has been very busy for our Board, staff and volunteers. They have been working to plan improvements to our Sports Park, monuments, common areas, and working with staff to reorganize processes and procedures to ensure efficiency and timeliness. They have restructured and streamlined the 2016 budget, while also working on developing new events, and add more activities for our residents. There is a lot going on and we need our volunteers to assist in the planning to bring each approved proposal to fruition.

There has been, and will continue to be, an abundance of construction and growth in and around WC. The construction of the Sound Wall, as well as the access lanes on 1604, should begin soon. We will post any updates on our website when we receive them. Moreover, the construction on Potranco continues which will increase the traffic throughout our community. The opening up of Sage Run has intensified traffic greatly for our residents who live on the street. Please remember this is still a residential area and obey the posted speed limit signs, and use caution when driving through the area. There are areas very close and even within WC that are not owned by WC. We have received multiple complaints regarding the large trucks parking up at the Walgreens near our entrance, as well as the fireworks stand and stables on Military Dr. and Westcreek Oaks. While we do not have the legal authority to tell them what they can and cannot do, we do reach out to them to inform them of our resident's concerns. It is our wish that we can work together to make sure WC maintains its friendly and clean neighborhood.

In 2016, the Board of Directors and staff will maintain the momentum going into the first quarter by hosting Mardi Gras Casino Night, Easter Egg Hunt, Annual Elections, implementing the monument beautification projects, and additional enhancements in the park. Additionally, our new Superintendent of Parks and Rec, Ms. Dawn Garza and staff are working diligently on structuring additional sports programs and events for our residents.

The VWOA Board of Directors and staff would like to thank our volunteers for their continued dedication to our community. Their support and time is vital to our success and continue growth. We encourage homeowners to join a committee and provide their ideas and input so we can continue to work together. If you should have any questions, comments, or need assistance, please contact our office 679-8761.

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.

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.

ADMINS CORNER: Melynda Porter

Q~ If I have tenants in my house, what do they need to do to obtain a VWOA ID card?

A~ For a tenant to obtain an ID card, there are a few items that we require: 1.) Any form of photo identification for persons 18 and older. 2.) A current copy of the signed and dated lease agreement. We will make a copy of the lease and add it to the Property file. Anyone in the house ages 12 and over that are listed on the lease will be given a picture ID card. For the protection of the homeowner, if a person is not listed, we will not give them an ID. Assessments must be current for the tenant to obtain an ID card.

Q~ What do I need to do to have a yard sale at my residence?

A~ To have a yard sale at your residence, you will need to come to the office and purchase a permit. The cost of the permit is \$15.00 and you are allowed 2 yard sales at your home per year. The VWOA only allows yard sales on the second Saturday of every month from 7am to 7pm.

Q~ If I am going to sell my home, what are the necessary steps to take if I would like a Resale Certificate?

A~ To begin the process of a resale certificate, the homeowner will first need to fill out and sign the resale request form that is available on our website, or in the office. When the form is complete, please bring it to the office with a check or Money order for \$150.00. Once the proper paperwork is received in our office, the process for completing a resale certificate request can take up to 10 business days, and unfortunately we do not have a "rush" process, please make sure you have requested early enough to allow for any possible violations to be addressed before your closing date.

Q~ I know I live in a deed restricted community, and there are certain restrictions that I need to follow, but where can I find the governing documents for the VWOA?

A~ Our governing documents can all be found on our website. If you go to www.villagesofwestcreek.com, you can find these documents along with many other helpful items. We have a lost and found section, all of our contractor information and what classes they each offer at the community center, in addition to other items such as upcoming events, property improvement forms and Resale Certificate request forms. There is also a tab that you can click on to be added to our mailing list, which is an informational email that we send out each week.

PAYING YOUR ASSESSMENTS

There are many different options for paying your assessments. You can pay your assessments for the entire year, \$360.00 or on a Quarterly basis (\$90.00 per quarter). You can pay in the office with cash, credit card, money order, or check.

We have a drop box in the front of the office that you can put your payment into. In addition to being able to pay on our website via PayPal. Please make sure when making a payment other than directly in the office, that you call and obtain your current balance, in case any finance charges have been applied to past due balances.

ASSESSMENTS AND ID CARD REMINDERS

All residents 12 and older must have a current VWOA ID card to access either pool, the 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 2016 are \$360.00 for the year or \$90.00 quarterly. If you pay quarterly, please remember the due dates are January 1, April 1, July 1, and October 1, 2015. Finance charges are applied on past due amounts.

VWOA 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, January 9, 2016 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- Richard Gentry

Vice President- Kevin Drummonds

Treasurer- Christopher Bell

Secretary- Guy Oliver

Asst. Secretary- Tony Hoffman

Staff:

Community Manager- Jennifer Bell

Asst. Community Manager- Sylvia Mennel

Superintendent of Standards- Adrian Suttles

Superintendent of Parks and Rec- Dawn Garza

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

Fence Ad-hoc- Francis Lomax

Finance- Christopher Bell

Landscape- Gerard Chaisson

Public Safety- Francis Lomax

Sports Park- Steve Zajchowski

Strategic Planning- Kevin Drummonds

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 submitting a payment. If you no longer live in WC, please reference your WC property address.

Please remember to stop by the office to have your stickers updated on your VWOA I.D. card.

Villages of Westcreek Owner's Assessment Coupon- 1st Quarter

\$90.00

Due January 1, 2016

Mail payment to:

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

Property Address:
