



Westcreek Times



Villages of Westcreek Newsletter
April—June 2010

Spring is in the Air!

VWOA
Annual Meeting
and Board Elections
April 22nd
6:30pm



VWOA Community Information

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Tuesday-Friday, 9 a.m. to 5 p.m. Please contact
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Board of Directors:

President - Rick Severs

Vice President - Danita Anderson

Secretary - Liliane Castillo

Asst. Secretary - Cornel Hoskins

Treasurer - Kevin Drummonds

Staff:

Elizabeth Jensen, Community Manager

Oswald Willis, Assistant Community Manager

Kenneth Lemanski, Superintendent of Standards

DeAdra Harston, Superintendent of Parks & Rec.

Freddie Gavia, Superintendent of Maintenance

Grace Briggs, Administrative Assistant

Jennifer Bell, Administrative Assistant

Kimberly Birchfield, PT Administrative Assistant

Al Machail, Coach

Committees & Chairs:

Architectural Review, Marshall Geasler

Westcreek Times:

Publisher - VWOA Board of Directors

Editor - VWOA Staff (Interim)

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President's Corner

By Rick Severs, President
HOA Board of Directors



Although this past year has been a turbulent one for many people, I trust that it has been a productive year. Our country, our Association, and our families have all had to make some hard decisions about our priorities, our goals and expectations, and our futures. Some of these decisions have been a result of our changing values, some due to economic considerations, while other decisions have been made due to extenuating circumstances. This year will be no different but progress will be made, and I hope a productive and positive impact on our lives.

I feel I must pass on some disturbing statistics regarding overdue/delinquent assessments. As of March 15, 2010, there were 819 overdue/delinquent assessments. Of that number, 655 owed \$100.00 or less for a total of \$73,704.74. One hundred and thirty (130) homeowners of the 655 owed less than \$10.00 for a total of \$324.78. The Board of Directors and the staff have always encouraged payment on time. The staff opens the office the 2nd Saturday each quarter from 9:00 a.m. to 12:00 for the convenience of the homeowner who cannot make payment during the week. The office is also open until 6:00 p.m. each Monday also for those who cannot come during normal work hours. Please make every effort to pay the total amounts due and on time. This year a statement was sent to each homeowner with the proxies detailing your status, as well as delinquent balances. Do not expect to vote in the upcoming Association elections if your assessments are not paid up to date specified in the Association documents.

Home safety is of paramount importance to all of us and it behooves all residents to be proactive in this area. Whether it involves checking smoke detectors, installing a smoke detector in your garage, watching out for your neighbor while they are away at work, or vacation or holidays, locking your vehicle(s) at night, removing valued articles such as computers and GPSs from your car, or just being diligent about who you open your door to, be proactive in your defense. Please choose your new board members carefully. This should not be an ego trip for anyone. It requires hours of hard work, patience, tolerance of
(Continued on page 3)



Elizabeth Jensen,
HOA Manager



Oswald Willis,
HOA Assistant Manager

A Word From Management

A Helping Hand Volunteerism

Community associations are not immune in this recession. Sadly, some homes have been abandoned. The homes were foreclosed and the owners moved away. When banks take over these properties, they usually don't realize they need to pay the regular assessment. With the depth of the foreclosure crisis and their own financial problems, banks are struggling to keep up.

It's hard not to complain about a nearby property looking downtrodden. We all want to come home to a community we can be proud of. If the house next door is abandoned or not maintained, offer to help. Be sure to check with the association first if you want to clean up an abandoned property. The property may belong to the bank, the association or the financially-strapped owner. If no one is given notice that volunteers are coming to maintain a property, trespassing charges can be filed—not exactly a nice return on generosity.

If given approval to access a property, there are simple things volunteers can do to improve the look. When the trash is cleaned up, the yard is watered and mowed and the newspapers, door hangers and phone books are picked up off the porch, the home is less inviting to thieves and looks better.

Having unity in the community has never been more important than in times like these. Thankfully, as

neighbors, we have one another. Don't get angry, get helpful.

Ten Reasons to Volunteer for the Association

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It is fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

Source: Community Associations Institute.

President's Corner (Continued from page 2)

other people and their attitudes and concerns, and a working knowledge of the Covenants, Conditions and Regulations, Bylaws and other documents of the State of Texas and the Federal government that directly apply to Homeowner Associations. The average Board member of the VWOA averaged more than 400 hours a year in direct and dedicated service to this community. There is no pay or compensation. It requires more than just showing up at Board meetings. So please choose your Board members carefully. They should serve ALL of the residents of Westcreek not just some special interest groups.



Board of Directors Candidates

The following candidates are running for the Villages of Westcreek Board of Directors. The elections will be held at the annual meeting, held on April 22nd, 6:30pm. Please be sure to mark your calendars for this important event in the management of our neighborhood.



David Daniels

David was born in the Bay Area of California. As a United States Air Force military member of 12 years, he brings loyalty, integrity, and dedication to all his endeavors.

David is currently a K-9 Handler Instructor at Lackland Air Force Base where he has gained significant skills in leadership, mentoring and the all important people skills. He moved to the Westcreek community in April of 2009. He is planning to retire in this community and would like to see the community flourish and grow into a leading community in the North West region of San Antonio. David believes in SAFETY, FAMILY, AND COMMUNITY. All of these components equal security. Security is knowing that our HOA is working conscientiously to uphold customer service and professionalism standards. It is David's hope that the community comes together and embraces the true meaning of that word. We as a community are at a crossroads. It is important that the needs of the community are heard and everyone has their say; then, and only then, will this be a true "community".

Trust in the board needs to be rekindled which necessitates open door sessions each and every time!!! Westcreek should be the pinnacle of North West San Antonio as it was intended to be.



Kevin M. Drummonds

I am proud to be 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 Computer Sciences Corporation. 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 as President and Secretary of the Board of Directors of the Association from 2000 to 2002.

I firmly believe that communications and openness in all actions of the Board is key to restoring and maintaining the trust of the Homeowners in those that manage our community. This includes all forms of communications, whether it be telephone, email, meetings, or even one-on-one. I hope to bring a high degree of customer service and professionalism in all our dealings. In addition, those elected as our representatives 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 the resources available should be very high on our priority list. Tax and spend has never been the answer. Finally, security of our families, our property, and our

community as a whole should be high on our agenda as well. 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 keep our community safe, we will make this an even greater place to live.



Judi Cannon

Judi Cannon first came to San Antonio in 1973 as an Air Force wife. She has been an Air Force civil service employee for over 35 years. After spending four years as the Resource Management Flight Chief for the 100th Services Squadron at RAF Mildenhall, she returned to San Antonio in

March 2005 to assume the Resource Management Flight Chief position for the 37th Services Division at Lackland AFB, the largest Services unit in the Air Force. During her tenure at Lackland, Judi had fiduciary responsibility for an appropriated fund budget of \$25 million and non-appropriated fund revenues in excess of \$44 million. In August of 2009, Judi moved to the newly formed 502nd Air Base Wing to serve as Resource Manager for Joint Base San Antonio Manpower, Personnel, and Services, combining those functions for Lackland AFB, Randolph AFB, and Ft Sam Houston.

Judi has been a proud Villages of Westcreek homeowner since her return to San Antonio in March 2005, and has enjoyed seeing the community grow and thrive. She feels now is the time for her to give back to the community and help keep it one of the best places to live in San Antonio. She has over 35 years of financial management experience to offer in the areas of budgeting and fiscal responsibility, including over 17 years of supervisory experience. She believes in full disclosure and the highest standards of integrity in both business and personal aspects of life.

Although her own daughter is grown and living in Horseshoe Bay, Texas, Judi is very much interested and concerned for the safety and well-being of the children in our community. She supports efforts to make and keep the Villages of Westcreek a secure and happy environment for all the residents to live, play, and grow, physically, mentally and spiritually.

If elected to serve on the Board of the Villages of Westcreek Homeowners Association, Judi promises to do her utmost to engage and interact with all homeowners, not just the elite few. Our board must be open to new ideas and maintain open and responsive lines of communication. Ideas are the springboard for improvement and growth, and everyone should have the opportunity for their ideas to be heard and considered. The community and the association belong to all the homeowners, and everyone should have a voice. Judi would like to help your voice be heard.



Alan L. Foss

Alan, who is a resident of High Point of Westcreek, was born and educated in Chicago. He has been married to wife, Sharon, for 46 years and is the father of two boys and has two grandchildren. He attended Roosevelt University where he was manager of the school newspaper and president

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of the Society for Advancement of Management. He graduated as a member of the elite Green Key Society with a degree in Business Administration.

He worked as head of Real Estate for Humble Oil and Refining Company (EXXON) in the Chicago market, where he purchased land, zoned property, and built gas stations. He went on his own in 1968 as President of Foss Remodeling & Design, Inc. and did renovations and remodeling in both the residential and commercial markets.

Alan sat on the Executive Board of the Home Builders Association of Greater Chicago, was President of the Remodelers Council, and President of the Professional Remodelers Association. He was a licensed Real Estate Broker, and is currently a registered Interior Designer in Illinois and a member of the Kitchen & Bath Association. He is a member of the Architectural Review Committee of the Homeowners Association of the Villages of Westcreek.



John Steele

Born and raised in Little Falls, New York. I enlisted in the Air Force on October 7, 1978 and attended basic military training at Lackland AFB, TX. I have been assigned to many bases throughout the United States and the world including Lowry AFB, CO, Yuma, AZ, Kirtland AFB, NM, Amherst MA, Wright-Patterson AFB, OH, Eglin AFB, FL, Lackland AFB, TX, Osan Air Base, Republic of Korea, and the Office of the Secretary of Defense, Pentagon, DC. I now work for SAIC as a Senior Analyst supporting the 24th Air Force as a Network Operations Planner.

I received the Airmen Scholarship and Commissioning Program and completed Syracuse University's Electrical Engineering program. He is a distinguished graduate from Air Force ROTC. Later I graduated from Webster University in 1988 with a Master's degree in management. In 1993 I was selected as an Under-Forty National Director of the Air Force Association and later elected as a National Director in 1994. I also served as a Trustee to the Aerospace Education Foundation. While living in Fairborn, OH, I served on the Board of Directors for my Homeowners Association as the Architecture Chairman. I instilled solid financial management and championed the creation of an emergency fund.

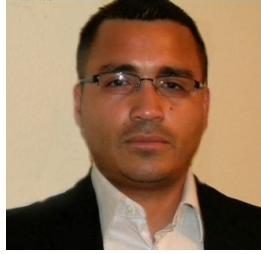
I'm married and my wife Carri and I have a son, Brian, age 11. We have lived in Westcreek since May 2002.

I want to see our community be returned to the residents. I want to pursue greater security and financial integrity and strength to our Home Owners Association. Openness is critical to the communication between a Board of Directors and the community it serves and I will insist this takes place. It is time we, as a community, reclaim our community and the direction it is going in.

Scott Rosario (No Photo Available)

My name is Scott A. Rosario. In the past I have served on the Board of Directors for the 2 previous communities I lived in. I was chair of Fines and Appeals Board in Florida where my responsibilities were meeting with community members and listening to appeals to fines that were levied against them by the HOA. We would establish whether to waive, reduce or uphold the fine. When I moved here I served as the secretary for the Board of Directors in the last community I lived in for a period of about one year. I currently work for the San Antonio Police Department as a Senior

Police Service Agent in the missing persons and youth service section. I have worked there for about 2 years.



Roberto Romero

Roberto Romero was born in Long Island New York. After finishing school he decided to follow his dream of serving his country by joining the United States Air Force. Trained as a Jet Engine Technician at Sheppard Air Force Base, he then proceeded to his first assignment to Kadena Air Base, Okinawa Japan where

he maintained over 30 Pratt & Whitney F100-PW-100/220E engines for F15A tactical fighter. While stationed in Okinawa Japan, he was involved in many local youth organizations coordinating dance festivals on and off base fomenting relations with the local nationals. After a 2 year tour, he received orders to Nellis Air Force Base, Nevada. There he worked at jet engine test facility where he tested multiple jet engine configurations. While in Las Vegas he decided to pursue his Air Frame and Power Plant Certification. In Las Vegas he Volunteered and joined many organizations like the Southern Nevada Hispanic Employment Program helping teens get scholarships for college and help raise funds for Street Teens, Las Vegas Homeless youth. After being in the maintenance field for over 7 years he was offered to be an Instructor at the renowned Inter-Academy Air Forces Academy located at Lackland Air Force Base teaching his job skills to other active duty soldiers from other countries. At the academy he teaches jet engine theory, engine teardown and important inspections required for optimum jet engine performance to over 30 Latin American countries. Roberto moved into Village Of West Creek July 2009 as a proud first time home buyer. He did not just pick any house for his first home, but did intense research on every neighborhood in town before choosing his home inside the Village Of West Creek Community. "I love my house and my neighborhood, it would be an honor to be on the board and implement positive actions to our community."





From the Standards Department

By Ken Lemanski,
Superintendent of Standards

I'm writing this article the day after we had some snow fall here in the Villages of Westcreek and I want to talk about spring. If you have lived here for any length of time, you know the spring time is when most of the yard work gets done around our homes and in our yards. The weather is usually in the 70's; it's no longer too cold and it has not gotten too hot yet. Spring, by its very nature, is a time of new growth and change.

Before you plant that new tree or build a brand new flower bed or purchase a new shed, make sure you have applied to the Architectural Review Committee (ARC) for that new spring project you have been planning for all winter long.

All it takes is for you the homeowner (renters can do it as long as they have permission from the owner) to fill out a Property Improvement Application (PIA), attach a copy of the Plat and show where the improvement or change will be made and get it to the Association Office. Before your PIA will be accepted for review you have to be current on your assessments. The ARC will review your request and they will either approve or not approve your request. You will be notified in writing or you can call the office on Wednesday morning following the Tuesday ARC meeting.

A member of the Standards Department Staff will then review your improvement in ninety (90) days to make sure you have completed what you requested and what was approved by the ARC. All improvements or changes must follow the VWOA Standards.

Speaking of standards, the new standards should be ready for their debut at the Annual Meeting on April 22, 2010. Members of the ARC, the standards department, resident input, and board member input have all contributed to the re-write that has been taking place over the past two years or more. The new Courtesy Notice form is also more in line with the new standards. Some of the new changes are:

Trash/Recycle containers can not be out earlier than 6:00 PM the night prior to pick up and must be brought in no later than 8:00 AM the day following pick up.

Trash/Recycle containers must be stored out of sight from the street(s). No more storing them in the driveway or on the side of the house.

Trash/Recycle containers **must not** be placed on the sidewalk.

Westcreek is going green, solar panels, wind turbines, metal roofs and artificial grass will be allowed. These must be applied for.

Xeriscaping is encouraged even more.

Yard/Garage Sales will be permitted the second week end of each month with limitations. Permits must be obtained from the Association Office.

Estate Sales for up to five days will be permitted. Permits must be obtained from the Association Office.

RV's/Campers can be parked for up to 48 hours, unoccupied at a residence. This also applies to visitors.

Each property will be limited to one shed, one greenhouse, one play structure, etc...

This is only a small sample of some of the changes that have been made. Before you make any changes consult your copy of the new standards. It will also be available on line under *Forms* at the *Westcreek website*. If you have any questions please call the Association Office at 679-8761 and ask to speak with the Superintendent of Standards. When in doubt, apply to the ARC with the Property Improvement Application (PIA).

When I'm asked why we have standards and why they are enforced by our Standards Monitors, my reply is to remember why you bought a house and moved into Westcreek? The reply is always the same, because we liked the way it looked. The only way we have to keep it looking nice is to have the cooperation of everyone involved and keep our homes and property looking good.



Spring Into Safety

By Ken Lemanski,
Superintendent of Standards

The weather is getting warmer, the grass is turning green, the Bluebonnets are blooming and the birds are chirping away. This only means one thing; it is spring in the Villages of Westcreek. This also means there is an increase of walkers, joggers, runners and bicyclists on our neighborhood streets and side-walks.



The main thorough fare streets in Westcreek are not marked as bicycle lanes; they are only marked as the shoulder of the road. This only allows bicyclists a place to ride and share the road with motor vehicle traffic. The shoulder of the road is not intended for pedestrian traffic. *Texas law* states if a sidewalk is present the pedestrian **must** use the sidewalk. There is now a continuous sidewalk on the south side of Military Drive West from Hwy 1604 all the way to Grosenbacher Road. When the second bridge is built over Medio Creek on Military Drive West there will be a continuous sidewalk on that side of the street also. There is no reason anyone should be walking, jogging or running in the street.

Bicyclists also must follow the rules of the road when riding in the street. This means riding with the flow of traffic to the far right side of the street and

obeying all traffic laws. Bicyclists should also use the proper hand and arm signals. The wearing of a bicycle helmet is also strongly encouraged. It personally frustrates me when I see families riding together, all the children are wearing helmets except for the parents. If the parent(s) suffers a traumatic brain injury, who is going to take care of those children? Accidents happen to big people also Mom & Dad.

The drivers of motor vehicles also need to be careful of bicyclists, walkers, joggers and runners. We also have several marked school zones here in Westcreek. The speed limit on Military Drive by the Sports Park Pool is a marked 20 mph zone. This is not optional for those who wish to follow the law.

If everyone will pay attention we can have a safe spring and get ready for the long hot days of summer.

Ken Lemanski has worked in the area of Public Safety for over thirty years. He has worked previously as a police officer, paramedic and volunteer firefighter. He has also taught first aid, CPR and safety classes.



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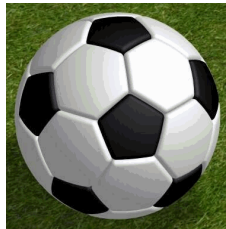
Let's Get Active!



By DeAdra Harston, Superintendent of Parks & Recreation

I looked out the window and what did I see, popcorn popping on the apricot tree. Spring has brought me such a nice surprise, popcorn popping right before my eyes. I can take a handful and make a treat, a popcorn ball that would smell so sweet. It wasn't really so, but it seemed to be, popcorn popping on the apricot tree. I love the sights, smells, and thrills of spring! A new, energized, season is upon us. The excitement of our youth we remember so well. Do not close your eyes for one moment during the next three months! If you do, you will miss out on the great events coming to Villages of Westcreek. Let's get our winter bones moving!

We are off to a great start with ten fantastic soccer coaches leading Westcreek's Hornets, Yellow Jackets, Wild Wolves, Wild Cats, Tigers, Vipers, Monkeys, and Timberwolves in strong games. Our referees are doing a super job at organizing our zealous games; and our parents are supportive of their eager players. We had to make a few last minute team changes. Thank you, coaches, parents, and players, for stepping up to the challenges. I invite our VWOA community to enjoy a crisp Saturday morning and cheer on our teams at the Northwest Crossing fields 9 – 11: 30 am during the month of April.



We smiled, we ate, we ran, and we laughed. We will do it again next year! Our Easter Egg Hunt with Mr. Bunny was a huge success. I had never seen so many containers of empty Easter eggs. Thanks to a great number of smiling volunteers, all eggs were stuffed way before the deadline. Did you see that egg splat on that dad's face...I bet next year he will catch it? This is what Villages of Westcreek is all about, bringing our community of family and friends together. If you missed out, join us in April.



Register your youth for Flag Football and on April 17 come relax at our Good Ol' Texan Annual Picnic Bar-b-que at the Sports Park. Come square dance with the whole family, eat some great food from Grady's Bar-b-que as your children get their face painted, dare another village in the tug-of-war challenge, and meet some new friends. Don't forget to wear your Texan attire!

May is the month to relax by the pools during the weekends and on Tuesdays and Thursdays after school, 4:00-8:00pm, starting May 1, as we run full speed toward summer. We will have our: Rummage Sale, Flag Football Registration ending and practice starting for our coed youth, ages 4 – 16, Basketball Registration opens, Swim Assessments to be completed for Swim Lessons and our great Soccer Program ending.

You want new and exciting events. I have some for you! Bring your youth and spouses, 13 and older, to our Midnight Aqua Class on June 18. You bring the midnight snack for after class; but know this; you will have to workout in order to eat. Midnight Aqua will take place in July and August as well.



Session 1 and Session 2 of Swim Lessons will start in June.

How about attending a Missions Baseball game on Saturday, June 19? VWOA has reserved 300 seats in the shade. Take your family and friends. Seats are reserved at \$6.50/person. Before June 3, come to the office; register your name and how many tickets you wish to buy. Return to the office on June 7 from 4:00 – 6:00 pm to pay and pick up tickets from a Missions representative. We have another 300 seats reserved for the August 7 game. Registration is not due until July 22.



All you Tour de France fans and cyclist, join me for a 25 mile bike ride on Friday, June 25. We will meet at the Community Center, tuck in behind, and ride.

As more and more events and programs are scheduled on our VWOA Parks & Recreation calendar, you will see more signs being posted in our community to keep you informed. Please report to the office if you see anyone vandalizing, removing, or destroying the signs. Please continue to show respect to each other, to our instructors, and to our community, as the signs are expensive. As our pools will open next month, I remind you of the regulations. Be prepared, as each participant, age eligible, must show a current VWOA ID Card if he/she chooses to enter the pool gates. Our pool staff has a job to do. Yelling at our gate guards and lifeguards does not change the regulations. Please show respect to our gate guards and lifeguards so they can focus on your safety while providing a fun venue for all who enter.

Things to do, people to see, and places to go! We have excellent instructors in Cardio Kickboxing, Dance (Tap, Belly dance, Salsa, and Ladies Fitness), Karate, Scrap Booking, and Water Aerobics. Improve your health, make some new friends, and schedule some time for yourself. We have a program for you! Close your eyes. Take a deep breath... exhale and open your eyes. Life is good! Let's celebrate!



Easter Egg Hunt 2010



ADVERTISE IN THE WESTCREEK TIMES!

GUIDELINES: 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.









Quarter page ads (3.75" x 4.5") are \$200 per issue; eighth page ads (3.75" x 2.25") are \$100 per issue. Classified advertisements are \$10 for three lines of text (55 characters per line); additional lines are \$2 each. No discounts are given for classified ads.

Ads should be emailed in high resolution color 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).

VWOA Events Calendar

April 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Flag Football Reg- istration Opens Ages 4-16	2  Good Friday Office Closed	3 9am Soccer @ Sports Park 
4 	5 9am Muscle Toning Demo & Registration 	6	7 9am Muscle Toning Begins 6:00-7:30pm Soccer @ Park	8	9 9am Muscle Toning	10 9am Soccer @ NW Crossing Office Open for Assessments 9-12 
11	12 9am Muscle Toning	13	14 9am Muscle Toning 6:00-7:30pm Soccer @ Park	15 Turn-In Proxy Date	16 9am Muscle Toning Counting Proxy Date	17 9am Soccer @ NW Crossing 11am-3pm Annual Picnic @ Park
18	19 9am Muscle Toning	20	21 9am Muscle Toning 6:00-7:30pm Soccer @ Park	22 Annual Meeting 6:30 Registration 7:00 Meeting 	23 9am Muscle Toning 	24 9am Soccer @ NW Crossing
25	26 9am Muscle Toning	27	28 9am Muscle Toning 6:00-7:30pm Soccer @ Park 	29	30 9am Muscle Toning	

**Don't forget to check our website
www.VillagesOfWestcreek.com for the
 updated calendar of events!**








VWOA Events Calendar

May 2010

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
						1 9am Soccer @NW Crossing  5pm End of Season Soccer Party
2	3	4	5	6 Flag Football Registration closes Ages 4-16	7 9am Muscle Toning	8 7:00-11:00am Rummage Sale 9am Flag Football Coach/Ref workshop
9	10 9am & 7pm Water Aerobics Demo	11 4-8pm Family Swim Pool Open 	12 9am & 7pm Water Aerobics 6:00-7:30pm Flag Football @ Park	13 4-8pm Family Swim Pool Open	14 9am Water Aerobics	15 Pool Open 10am-8pm  9am Flag Football @ Park
16 Pool Open	17 9am & 7pm Water Aerobics	18 4-8pm Family Swim Pool Open 	19 9am & 7pm Water Aerobics 6:00-7:30pm Flag Football @ Park Basketball Registration Opens	20 6pm Board of Directors Meeting 4-8pm Family Swim Pool Open	21 9am Water Aerobics 3:30 Swim Lesson Assessments & Registration	22 Pool Open 10am-8pm 9am Flag Football @ Park
23 Pool Open	24 9am & 7pm Water Aerobics 3:30 Swim Lesson Assessments & Registration	25 4-8pm Pool Open 3:30 Swim Lesson Assessments & Registration	26 9am & 7pm Water Aerobics 6:00-7:30pm Flag Football @ Park	27 4-8pm Pool Open 3:30 Swim Lesson Assessments & Registration	28 9am Water Aerobics 	29 Pool Open 10am-8pm 9am Flag Football @ Park
30 Pool Open	31 Office No Water Aerobics  Pool Open					

VWOA Events Calendar

June 2010

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1 4-8pm Family Swim Pool Open	2 9am & 7pm Aqua Demo 6:00-7:30pm Flag Football Basketball Regis-	3 Last Day to reserve Mission Tickets \$6.50 June 19th Game 4-8pm Family Swim Pool Open	4 9am Aqua Pool Opens for Summer—See website for details	5 9am Basketball Begins 9am Flag Foot- ball @ Park 
6 	7 9am Aqua @ CC Pool 7pm Aqua @ Park Pool Pick Up reserved Missions tickets	8 Swim Lessons begin S1 @ Park Pool	9 9am & 7pm Aqua @ CC Pool 6:00-7:30 Flag Football @ Park	10	11 9am Aqua @ CC Pool	12 9am Basketball 9am Flag Foot- ball @ Park 
13	14 9am Aqua @ CC Pool 7pm Aqua @ Park Pool	15	16 9am & 7pm Aqua @ CC Pool 6:00-7:30 Flag Football @ Park	17 6pm Board of Di- rectors Meeting 	18 9am Aqua @ CC Pool 12:00 Midnight Aqua Class @CC pool. Bring a treat to share	19 9am Basketball 9am Flag Foot- ball @ Park Missions Base- ball Tickets
20	21 9am Aqua @ CC Pool 7pm Aqua @ Park Pool 	22 Swim Lessons begin S2 @ Park Pool	23 9am & 7pm Aqua @ CC Pool 6:00-7:30 Flag Football @ Park 	24	25 9am Aqua @ CC Pool 6pm 25 Mile Bike Ride. Meet at Comm Ctr 	26 9am Basketball 9am Flag Foot- ball @ Park
27	28 9am Aqua @ CC Pool 7pm Aqua @ Park Pool	29	30 9am & 7pm Aqua @ CC Pool 6:00-7:30 Flag Football @ Park			



Board Of Directors Meeting Minutes

December 2009

Attendees

Board Members – Rick Severs, presiding; Cornel Hoskins, Danita Anderson-Richards, Kevin Drummonds, Liliane Castillo excused absence due to previous commitment.

Staff – Elizabeth Jensen, CM; Oswald Willis, ACM; Kenneth Lemanski, Superintendent of Standards; DeAdra Harston, Superintendent of Parks and Recreation

Mr. Severs called the meeting to order at 6:10 p.m. and announced the meeting was being recorded.

Residents: None Closed Meeting

Residents'/Guests' Forum: None

The new appointees Danita Anderson-Richards and Kevin Drummonds were sworn in by Tom Newton Jr., they will be replacing two Board members that resigned, Mark Cornel and Michael Wagnon. Kevin Drummonds will be added on as a signatory on VWOA bank accounts and Michael Wagnon will be removed.

The Regular Meeting minutes for November 19, 2009 were read and **approved 4/0** with corrections.

Community Reports

Recreation Department: Mrs. Harston provided a written report, see attached, which she reviewed with the Board. The Christmas Bazaar and Snacks with Santa went well; due to the weather, requests were made to move the date, the Christmas Bazaar will be scheduled a few months earlier. Mrs. Harston reviewed her annual event calendar; asked if the Board wanted the Oktoberfest to be scheduled this year, due to a homeowners concern on drinking alcohol. She also informed the Board of a request she received from a Girl Scout den to put on an event in the Sports Park which will be open to VWOA and the public and invite approximately 700 visitors; the request was made for the same day as the Annual Picnic. After some discussion, a motion was made to offer another date for the Girl Scout event, and not on the same day as the annual picnic. **Approved 3/ Opposed 1**, Kevin Drummonds opposed. Motion was made to schedule the Oktoberfest in 2010 w/out alcohol, **Approved 4/0**. Open bids for contractors to offer recreation classes, advertise on the website and newsletter.

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided a written report, see attached,

which included graphs on property improvements and follow-up inspections. The street survey was completed for the Gardens. He is in the process of sending out 3rd notices to those homeowners that have not complied with the fence repairs. Asked the Board what is the next process if homeowners refuse to comply? After the 3rd letter has been sent, the Board recommended going through with a TPC letter which will give an additional 30 days. Motion was made to issue a TPC letter with an additional 30 days after the 3rd notice is issued, **Approved 4/0**. Bexar County has been placing the flags out to mark the areas where utilities and sidewalks will be placed. He also informed the Board that one volunteer resigned from the ARC; Mr. Severs asked if he had any recommendations? Mr. Lemanski said he would speak with the current alternate on the ARC. He asked the Board on his next course of action on one particular property that has not responded to numerous courtesy letters as well as two letters sent from the attorney office. The Board recommended Mr. Lemanski to research the infraction dates which need to be less than four years. A motion was made to check the infraction dates then to follow the legal process with the attorney, **Approved 4/0**. Mr. Lemanski briefed the Board on three properties that have not responded to numerous courtesy letters asking the homeowner/resident to cut and maintain the yard. He recommended that our maintenance department cut the grass on these three homes and bill the homeowner. Mr. Lemanski reviewed his report and answered the Boards questions.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance was not present due to illness. Mrs. Jensen provided a written report, see attached. She reported on the progress of the fence project 3.85 miles have been completed. The maintenance department has been working on the monument lighting; they have completed the lighting at the Gardens and Wynwood. Waiting on a quote for the relocation of the tot-lot; also waiting on a quote for the resealing of the surface of the deck at the CC pool. Mrs. Jensen reviewed the maintenance report answered questions from the Board.

Treasurers and Finance Committee's Report: Mrs. Jensen briefed the Board on the financials, which is attached. Mrs. Jensen also briefed the board on the meeting that took place between herself, Mr. Drummonds, and Mr. Willis to review the Financials. The Auditor was contacted on some questions she was out of the office, Mrs. Jensen will call tomorrow. Mr. Severs informed the Board of an Essentials Class that will be coming up in January. Mr. Drummonds and Ms. Anderson-Richards

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will inform Mrs. Jensen if they will be able to attend. The Board unanimously **accepted 4/0** the report for filing and audit.

Management Report: Mrs. Jensen provided a written report; see attached; which she reviewed with the board Mr. Drummonds asked about the Bios and when they are due. Bios are due by February 15th in order to go into the newsletter and we will list on website. Annual meeting is April 22, 2010. Oswald to ensure it is posted on the website. A motion was made to accept the CM report, **accepted 4/0**.

Unfinished Business

Grievance/ Advisory Committee, Names of volunteers that signed up for the committee were announced. Mr. Drummonds recommended naming the committee "Advisory Committee". Mr. Severs suggested 3 to 5 volunteers to be chosen for this committee. Some discussion on the responsibilities of this committee were discussed, Mrs. Anderson-Richards recommended sending a list out to all homeowners to select the volunteers they would like to serve on the Advisory Committee, it can be advertised on the website. A working draft of Rules and Responsibilities for this committee will be determined by the Board.: Open

Office Video Surveillance – Bids to be discussed in the executive session.

New Business

The Gardens Street Survey- Results from survey: Speed Bumps, Changing the monument, Fire Lane, homeowners were against these options and did not want any of these changes to be done. A motion made to accept the street survey and no subsequent action to be taken **approve 4/0**.

Mr. Drummonds asked Mr. Newton to look into the litigation that took place when the gate was removed and Bexar County accepting the streets in the Gardens. Mr. Newton will check his files; if he cannot find anything he will call Mr. Weber, the previous VWOA attorney. To check if the developer was suppose to bring the streets up to standards in order for Bexar County to accept. There is a four year statute of limitations.: Open

Mr. Severs entered Michael Wagon's resignation. : closed

Holiday/ Office Schedule for 2010- CM briefed the Board on the 2010 Holiday schedule and the office opening the 2nd Saturday of every quarter instead of the 1st Saturday of every quarter. A motion was made to accept the Holiday schedule, **approved 4/0**. A motion was made to have the office open the 2nd Saturday of every quarter, **approved 4/0**.

Nominating Committee- Only had one volunteer which is Kevin Drummonds, two more volunteers are needed. Mr. Severs asked Mr. Hoskins to provide the Board with the names of two other volunteers.: Open

The Next Meeting: The next Regular meeting will be held on Thursday, January 21, 2009 at 6:00 p.m. in the Community Center Activity Room.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the April/ May newsletter will be March 1st 2010.

Adjournment: There being no further business before the Board, a motion for **adjournment** was made; all approved **4/0**, the meeting adjourned at 8:24 pm.

Approved by: Liliane Castillo, Secretary

Attested by: Harold (Rick) Severs, President

Posted in the VWOA Book of Minutes by: Elizabeth V. Jensen, Community Manager, CMCA®, AMS®, VWOA



Board Of Directors Meeting Minutes

January, 2010

Attendees

Board Members – Rick Severs, presiding; Cornel Hoskins, Liliane Castillo, Kevin Drummonds, Danita Anderson-Richards absent.

Staff – Elizabeth Jensen, CM; Oswald Willis, ACM; Kenneth Lemanski, Superintendent of Standards; DeAdra Harston, Superintendent of Parks and Recreation; Freddie Gavia Superintendent of Maintenance.

Mr. Severs called the meeting to order at 6:00 p.m.

Mr. Severs informed residents Ms. Danita Anderson-Richards was appointed as Vice-President of the Board and Mr. Kevin Drummonds was appointed as Treasurer of the Board in the December's meeting.

Board's Discussion:

Mr. Severs addressed request to include the Superintendents' and Community Managers reports on website and newsletter. Mr. Drummonds recommended placing reports that are attached to the minutes on website and newsletter. Mr. Hoskins recommended placing the reports on the website but not in the newsletter due to printing cost. Mrs. Castillo recommended not publishing on the website or newsletter. It was agreed upon by the Board to place Superintendents reports and minutes on the website and only the minutes in the newsletter.

Missing from January's Agenda was the residents' forum, to be corrected.

Mr. Severs had two additions to add on the Agenda under New Business: A new Administrative Resolution making property behind Highpoint, (the 11 acres accepted from Gehan) designated common area; and to discuss rescinding AR 7, Welcome and Communications Committee.

The Regular Meeting minutes for December 17, 2009 were read and **approved 4/0** with corrections.

Residents: Duane Bailey

Residents'/Guests' Forum: Why was the fence project letter signed by two members of the board if there was an error on the letter. Mr. Severs responded that it had been an oversight and an apology was given and the letter was corrected. Also, request as to how the Ad/Hoc committee came up with the definitions of the word "maintenance" for the fence project. He requested why the third set of minutes on the Ad/Hoc Fence Committee, have not been posted on website?

Community Reports

Recreation Department: Mrs. Harston provided a written report, see attached, which she reviewed with the Board. She asked the Board about closing one of the pools at 7:00 pm in order to offer Water Aerobics 2 days a week, some homeowners had requested an earlier time for evening Water Aerobics. Discussed pool openings in May and potential water temperature standards were brought up by Mrs. Harston. Mr. Severs requested more information on the water temperature standards and a survey to be conducted as to what the residents would like to see as far as hours before the Board can make a decision.

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided a written report, see attached, which included graphs on property improvements and follow-up inspections. Mr. Severs asked when the meeting with Intruder Alert will be scheduled. Mr. Lemanski explained first week in February. Mr. Severs asked if the two volunteers for the ARC Committee were up to date with assessments. Mr. Hoskins asked if a cost estimate had been done to move the boulders to block access to Sports Park from the under the south side of the bridge. Mr. Lemanski is speaking with SAWS and San Antonio River Authority on this matter. San Antonio River Authority will be contacting Mr. Lemanski next week. Mr. Lemanski, will inquire if San Antonio River Authority will cover the cost. ARC Committee is very close to having a final draft of the re-written Standards ready to present to the Board.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance provided a written report, see attached. He reported on the fence staining warranty, Olympia gave an 8 year warranty on the product with two coats. The Board discussed using the \$24,000 forecasted for Major Fence Repair 2010 to re-stain with the second coat. Mr. Drummonds recommended not re-staining with a second coat. Mr. Severs explained the Associations responsibility to stain the fences for appearance but the homeowners have the responsibility for the integrity of the fences. The Board requested Mr. Gavia to acquire more information on the warranty from Olympia. Mr. Drummonds asked if tot-lot project and the re-sealing of the CC pool deck had already approved. Mr. Severs explained both of these projects had been discussed, the Board was waiting on bids. Mr. Drummonds asked if the funds were coming from Capital Replacement Fund and Capital Improvement Fund; Mr. Severs replied, yes.

Treasurers and Finance Committee's Report: Mr. Drummonds briefed the Board on the financials as submitted by the Community Manager (CM), see attached. Mr.

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Drummonds identified a few issues being researched by the CM, himself, and the bookkeeper and the auditor. Specifically, these issues included, but not limited to pre-paid assessments, construction in process and accumulated depreciation lines on the 31 Dec 09 Balance Sheet. The Board will be kept apprised of their findings and any adjustments will have to be made in the coming months. The Board unanimously **accepted 4/0** the report for filing and audit.

Management Report: Mrs. Jensen provided a written report; see attached; which she reviewed with the board, she spoke on the broken mirrors in the Community Center and asked the Board if they would like to have them replaced. A motion was made to replace the smaller mirror that belongs to Mrs. McManus and return the mirror to her and not to replace the large mirror, and to remove it from the Community Center, **Approved 4/0**. Mrs. Jensen notified the Board of three homes that have been deeded to VWOA, they were auctioned on the court house steps and there were no bidders. Annual meeting is April 22, 2010. Oswald to ensure it is posted on the web-site. A motion was made to accept the CM report, **accepted 4/0**.

Unfinished Business

Advisory Committee: Board suggested Cyndi Lemanski draft her suggestions on the responsibilities of this committee and present it to the Board. A motion was made, **Approved 4/0**. Open

Streets in the Gardens, Mr. Newton has received files from previous VWOA attorney Mr. Weber; he will be reviewing and notify us when complete. Open

Nominating Committee: Mr. Hoskins has two names and will be setting up a meeting; he also received another name that is interested. Recommended anyone running for the Board of Directors to submit Bios and picture, so candidate can be placed on website and newsletter. Bios to be submitted by February 16, 2010. Closed

New Business

CC Pool Deck Repair: Bids will be discussed in Executive Session.

Blockage of Sports Park Easement: Discussed during the

Superintendent of Standards report. Open

Administrative Resolution: Mr. Severs requested draft an Administrative Resolution designating the eleven acres behind Highpoint as VWOA Common Area. Also, to rescind AR 7, Communication Committee. Mr. Severs asked the Board to bring suggestions on updating the AR's. Open

The Next Meeting: The next Regular meeting will be held on Thursday, February 18, 2009 at 6:00 p.m. in the Community Center Activity Room.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the April/May/June newsletter will be March 1st 2010.

Adjournment: There being no further business before the Board, a motion for **adjournment** was made; all approved **4/0**, the meeting adjourned at 8:00 pm.

Approved by: Liliane Castillo, Secretary

Attested by: Harold (Rick) Severs, President

Posted in the VWOA Book of Minutes by: Elizabeth V. Jensen, Community Manager, CMCA®, AMS® VWOA



Be A Volunteer!

Be a VWOA Volunteer, and get involved in bettering our community. Participating in events, including some of the behind-the-scenes preparations, helps build bonds, which make our community stronger. Here are some upcoming events that are a great opportunity to provide your time and assistance.

Annual Picnic:

- Saturday, April 17, 2010 @ Sports Park, 9:00am—4:00pm
- Rain Date: Saturday, May 15, 2010
- Areas where you can help: Snow Cone Booth, Jump House Booth, Tug of War, Family Races, Greeters, Game Organizers, Eating Contests, Set-up & Clean up

Rummage Sales:

- Saturday, May 8, 2010 @ Sports Park, 5:00am—12:00pm
- Areas where you can help: Parking Attendants, Clean-up, Ticket Collectors

Hot Summer Nights Bazaar:

- Saturday, July 10, 2010 @ Community Center, 12:00pm—9:00pm
- Areas where you can help: Contact & bring in vendors, set-up & clean-up, monitors, parking attendants, greeters



Cooking at Home

Pineapple-Raspberry Parfaits www.EatingWell.com

Makes 4 parfaits

Ingredients

- 2 8-ounce containers (2 cups) nonfat peach yogurt
- 1/2 pint fresh raspberries (about 1 1/4 cups)
- 1 1/2 cups fresh, frozen or canned pineapple chunks

Preparation

Divide and layer yogurt, raspberries and pineapple into 4 glasses

Nutrition

Per serving: 109 calories; 90 g fat; 2 mg cholesterol; 23 g carbohydrates; 5 g protein; 3 g fiber; 58 mg sodium; 113 mg potassium.

Nutrition Bouns: Vitamin C (60% daily value), Calcium (15% daily value)

1 1/2 Carbohydrate Serving

Exchanges: 1/2 reduced-fat milk, 1 fruit



Save time and money by cooking at home. This is a great recipe for your kids to help with, and makes a healthy dessert or snack!

www.VillagesOfWestcreek.com

Don't forget to go to the Westcreek Website! You can see what's going on in our community, see the updated calendar of events, and sign up for informative emails.

Classified Ads

CHEWSA- (Christian Home Educators of West San Antonio)

Home school families in the Westcreek area. Email Ruth at 6wilson@sbcglobal.net for more information.

Fitness Classes Turbo Kick & PiYo, morning and evenings, 1604/ Potranco behind Jack In The Box www.kickin2Bfit.com 254-7881 Home DVD workouts avail. (P90X, Insanity, Turbo Jam & more!)

Full Service Yard Work Edging, Tree Trimming, Compost, New Grass, Clean Gutters, Masonry Work, Rock, Brick, Chimneys, Foundations, Patios, Parking Lots, Driveways, Approaches, Bobcat Services 210-777-7569

FOR SALE: softball equipment, trampoline, oak comp desk w/ hutch, outdoor canopy w/ walls, fest tables w/ benches, sports net, sofa table 210-437-3072

Mommy & Me Fitness class M-W-F 8:30-9:15am. All fitness levels welcome. Bring your kids! Call Ginger @ 679-7363, or drop by 11219 Potranco Rd.

Help Wanted: Real Estate office Keller Williams NW 1604 & Potranco. Seeking Receptionist, must be bilingual, have good phone skills, if possible know how to work Quickbooks & do some filing. Call Norma Garcia 386-4802 & email ngarciarealtor@sbcglobal.net

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Villages of Westcreek Owners Association Assessment Coupon—2nd Quarter 2010

\$71.00 DUE 4/1/2010

Property Address:

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