



New Year's Edition

Let's Get Active!



By DeAdra Harston, Superintendent of Parks & Recreation

"Life is Good" and 2010 is our year to organize friendly and inviting, educational and entertaining programs and events that will provide health and fitness benefits and renewed friendships to all participants. During our sport programs, family members and spectators give the motivation and encouragement each participant seeks. During our events, you, the Villages of Westcreek family members, bring the enthusiasm, excitement and helping hands we all need for success. There are two things we can control one-hundred percent of the time, our attitude and our effort. Together, let us make this the best year yet!

Let me introduce myself. My name is DeAdra Harston, Superintendent, Parks and Recreation. I am truly grateful for the welcomes I have received. My background includes: Accounting. Aquatics - United States Swimming Association Coach, Lifeguard Training Instructor, and a former competitive swimmer. Group Fitness Instructor - Strength, Core, Cycling and Aqua Aerobics. Cycling - Outdoor Cycle Club Coordinator. I actively participate in road races/events. American Heart Association Instructor - CPR w/AED and First Aid. Neurology Conference Coordinator and Wedding Planner. I love the outdoors, quad riding, and spending time with my family. My hobbies - scrapbooking, card making, crafts, and gardening. We have things to do, people to meet, and places to go. Let's get busy!

Coach Al Machail and I are excited to bring the old and new, organized programs to you. We are very excited about 2010. Great changes are here. Event and program updates will be posted on the VWOA website. Take note of the 2010 Parks and Recreation calendar posted on the website. It is our responsibility to ensure events and programs are conducted in an organized manner. We will provide all pertinent information beforehand. Our job is to oversee the protection of our VWOA community in all Parks and Recreation activities. Therefore, we will follow policy, procedures, and laws in effect from Bexar County and VWOA.

One of the first changes will be how you register for programs and events. All events and programs held on VWOA property or in the community center will hold registration only at the VWOA office. Registration Forms and Fees will only be accepted at the Villages of Westcreek Office or in the office drop-box. Coaches, instructors, and/or volunteers will accept no registration forms or monies. There will be an open registration date and a closed registration date for most sports programs. A few events do not fall under this category. For example, monies are accepted at the park for our rummage sales. You demand organization, and we all desire respect. Come and join Coach Al and myself to bring new energy and unity to our community.

Al and I have great ambition and "jy-hugeous" goals. We need your smiling faces, passion, motivation, and participation to be successful. I invite you to take action and volunteer. Your talents and skills are what complete our programs and events. Al and I encourage you to call or e-mail us with your ideas, concerns and contact information so we can keep the communications alive.

Big thank you's to all who helped with our December activities. See you soon!

Wishing you, your family and friends a prosperous and happy new year.



VWOA Community Information

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: Monday, 9 a.m. to 6 p.m., and
Tuesday-Friday, 9 a.m. to 5 p.m. Please contact
staff to make an appointment for after hours.

Website: www.villagesofwestcreek.com

E-mail: board@villagesofwestcreek.com
staff@villagesofwestcreek.com

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.

Grace Briggs, Administrative Assistant

Jennifer Bell, Administrative Assistant

Kimberly Birchfield, PT Administrative Assistant

Al Machail, Coach

Freddie Gavia, Superintendent of Maintenance

Committees & Chairs:

Architectural Review, Marshall Geasler

Westcreek Times:

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President's Corner

By Rick Severs, President
HOA Board of Directors



I hope you have had a very pleasant and enjoyable holiday period. This has been a very busy time for everyone. Thanksgiving, Christmas and New Years all within a 45 day time period with all the travel, ball games, shopping, decorating, parties, and visiting, I sometimes wonder how we manage to survive it all. However, I do wish you well throughout the coming year.

This past year has been a very busy one for the Board with a multitude of controversial issues and a number of concerned homeowners. These issues have caused numerous allegations, assumptions, misrepresentations, rumors and gossip founded on partial truths; false assumptions; misunderstandings; and misreading of the applicable laws, regulations, Covenants, Conditions and Restrictions and the Bylaws. In an attempt to hear all of the residents' concerns, the Board has moved the time and place of the meetings to accommodate the many residents attending. However, in the future, we hope to solidify a meeting date, time and place that will be standardized and not conflict with revenue producing activities and yet accommodate all who wish to attend.

I would like to clarify and/or dispel some of these issues.

Let me correct an issue that has been unduly dramatized by a group of people who have taken a little information out of context. There never was a \$50,000.00 gazebo in any plan. What has been mistaken was that the Association had \$50,000.00 in a Capital Improvement budget line item. The monies from that line item were to be used for various capital improvements of which the landscaping at the Community Center (CC) was a part of it. Yes, there was a gazebo proposed but the Board had not gotten the necessary cost estimates for that particular item. Parts of those monies were allocated for landscaping the front of the CC as well. The Board had gotten several bids to do the front landscaping previously, but the Board decided they were too high and did not meet our desires. Therefore, a plan was designed to incorporate a number of ideas and determine those items that needed to be contracted out and those that could be done in-house, utilizing our maintenance staff. These plans were in 3 phases for the front and 3 phases for the back. We have completed, to the best of my knowledge, the 1st phases of the front, which included trees and flowers and the large pots beside the main entrance doors. Included in the next phase, but not started yet, are flag poles and a monument. The 3rd phase includes the final beautification. In the back only a portion of the proposed phase 1 has been constructed. We attempt to improve the community as a whole as monies are available. Apparently there are people out there that don't care about beautification but there are others that complain that we don't do enough. (Continued on page 3)

President's Corner (Continued from page 2)

Another allegation concerned the cost of the maintenance truck. Rumors were circulated that the cost was \$60,000.00. Again, this rumor was unfounded, as the actual cost was \$22,996.00.

Yet another allegation is that the Board changed the Bylaws and that the Bylaws on the website were different than those passed in 1994. Again, this is not true. The Bylaws on the website are word for word the same even down to the typographical errors. Yes, the format is different, but not the content.

There are also allegations referring to the Association selling a house for over \$100,000.00. This is also not true. The houses the Association has bought are only for the monies owed to the VWOA. We only keep those houses until the mortgage company or tax office forecloses on them. The Association does not pay those taxes and does not pay the mortgage company. In one case we were able to rent one house for 5 months at \$1100.00 a month until the mortgage company foreclosed. Those monies paid for the insurance, and the rest went into the general operating fund. This Association has pursued these actions more aggressively than in the past in an attempt to keep assessments down. Mr. Wagnon has addressed this issue in recent Newsletter articles. Since I was voted President of the VWOA in January, I have signed 35 Assessments of Lien as of 1 December of this year. It is worthy to note that before our Association Attorney gets to take action, the Association Staff have sent these property owners no less than two letters notifying them of their delinquency over a several month period, giving them an option to work out a payment plan.

Additionally an allegation was made that this Board of Directors was not registered with the State of Texas and therefore carrying out its duties unlawfully. That allegation is also unfounded as the requirement by the State of Texas is for every four (4) years and the Associations Board was last registered in 2006 and the next registration is due in 2010. This Board of Directors was duly elected by the qualified homeowners of the Villages of Westcreek and has legal standing to carry out the duties as prescribed by the CC&Rs and Bylaws of this Association.

The Board and the staff are dedicated stewards of the Association's monies and take our duties very seriously. However we cannot keep doing things the way they were. Prices have climbed and as one former Board member stated, the cost of the Community Center went from approximately \$750,000.00 to about \$1,500,000.00 in the short time between planning and completion. Yet there was no increase in assessments and we were left with what remained. I have analyzed the COLA (Cost Of Living Adjustment) from 1994 when I believe the \$257.00 annual assessment was first allocated. Using the government figures provided shows that it takes \$384.44 in 2008 to do what \$257.00 did in 1994. The inflation figures for 2009 are not out yet, but based on the Social Security benefit, the COLA will be zero this year. The argument has been that the increase in homes should provide the necessary monies and no assessment increase was necessary. This Association is almost built out with just a couple of hundred homes left. Today we cannot accommodate all the qualified people that want to utilize our two swimming pools. The Community

Center was cut down in size because of construction costs that sky rocketed when the hurricanes hit the Gulf Coast and now the main hall can only accommodate 295 people according to the Fire Marshal. It is my personal opinion that the assessments are far under what they should be but I represent **ALL** of the people in Westcreek and so have to conform to what they want. Having said that, there are times when hard, unpopular decisions have to be made.

I think this Board has been more open than others in the past about the budget. For instance, we had a budget committee consisting of 2 individuals (active bookkeepers) not associated with the Board and the Board Treasurer come up with a draft budget. Then we presented the draft budget at the Town Hall meeting and asked for written comments/questions. There were very few. Then we gave the community the opportunity to view and/or get a copy of the most up-to-date draft the week before the Board meeting in which we then again presented and allowed open comments /questions which was scheduled for 30 minutes but lasted for 2 hours or more. We then took additional comments and suggestions. We gave all comments, suggestions and questions due consideration. It is, however, important that we get a final budget approved so that we can get the mandatory annual mailings out on time. The FY2010 budget was finally approved at a Special Board meeting by a unanimous 4-0 vote. I would be remiss if I did not thank Board Treasurer Michael Wagnon, Mrs. Elaine Maurer and Mrs. Kim Kolowicz for their dedication, time, energy and hard work in completing and drafting our FY2010 budget.

In April, we hold our Annual meeting. We hope to have the annual audit available by then. It is also at that time we hold elections for the Board of Directors. I ask that you take this task seriously and consider each candidate carefully. The Nominating Committee is the avenue to nominate either yourself or other persons. If you nominate someone other than yourself, please get their permission to do so. The floor of the Annual meeting is also open to accept any last minute nominations.

As has been rumored in the past, the Standards document is undergoing a revision. I am proud to say that the document is in the final drafting stage and the target date for its publication is early 2010. The ARC has worked long and hard in reviewing and updating this important document.

Lastly, the Board and VWOA staff is here to help you in any reasonable manner. Please show them the courtesy and respect they so richly deserve. Let me thank the VWOA staff for their dedication and work ethic this year throughout the turmoil of staff turnover. I thank each and every one of you who volunteer your time and efforts and work to make this association better. It is a better association that we strive for. Let me paraphrase President John F. Kennedy in his inaugural speech by saying "Ask not what your Association can do for you but what can you do for your Association"





A Word From Management

By Elizabeth Jensen, HOA Manager and
Oswald Willis, HOA Assistant Manager



Over the past year the Villages of Westcreek Owner's Association (VWOA) has experienced some changes. In Management, Judy Monger, Community Manager resigned her position; Elizabeth Jensen, Assistant Community Manager at the time, applied and was selected for the position of Community Manager. Oswald Willis, Superintendent of Standards at the time, applied for the Assistant Community Manager position and was selected. Kenneth Lemanski applied for the Superintendent of Standards position and was selected. Sandy McManus, Superintendent of Parks and Recreation resigned; Jeremy Fewell applied and was selected for that position. However, he resigned shortly after for personal reasons. DeAdra Harston applied for the position and was selected. She is our new Superintendent of Parks and Recreation. Chris Dietrich, Superintendent of Maintenance, decided to go back to school. Freddie Gavia applied for the position and was selected. He is our new Superintendent of Maintenance. Derrick Foyle one of our Administrative Assistants, retired after 9 years of service to the Villages of Westcreek.

Despite of all the changes several accomplishments were made. For the first time, Trash Pick-Up Day was offered to VWOA residents free of cost. We also had our first Town Hall Meeting. We had numerous complaints of wild hogs running around and uprooting flower beds and landscaping. A Hog Trapper was hired to catch the hogs for safety reasons as well. Several wild hogs were captured at the Sports Park. These hogs were terrorizing the areas adjacent to the pavilion and some residents' front lawns. The Health/Safety Day Fair was offered to our homeowners; even though it drew a small crowd, several residents benefited from the educational materials that were available. In addition, the residents were also able to receive the flu shot at a minimal cost from a local vendor. They also had the opportunity to donate blood if they were qualified. The Rummage Sale event was moved to the Sports Park in August and will continue to be the venue. The last Rummage Sale was held November 14, 2009. These events are very popular with the residents, to say the least. Several residents had favorable comments about the location and the atmosphere.

As usual, the two swimming pools were a big hit for the children and adults during the hot summer months. Some of our adult residents also took advantage of the water aerobics classes that were offered in the evenings. The swim team performed in an outstanding manner in their swim meets; congratulations to everyone who was involved with the swim team!

The following sporting events were offered; Basketball Camp and games, Soccer Camp and games, Volleyball, Tennis and Swimming Lessons. Other events that were offered included our annual

picnic with a St. Patrick's Day theme, Pancakes with the Easter Bunny, Snacks with Santa, our Christmas Bazaar and the Christmas Light Contest. The Seniors Group continues to enjoy their monthly activities at the Community Center and at the Pavilion. The group invites other seniors to join them.

The fence staining was the largest project this year for the VWOA. The project was started in late August and we have stained 20,328 linear feet of fence. Most of the homeowners complied with the association's request to repair their fences in order for it to be stained.

On August 3, 2009 Pavement Restoration rejuvenated the asphalt on Pinafore, Kudu and Caravel. The project took about two days to complete. The purpose of the project is to restore / rejuvenate the roads that are dry and brittle which is starting to break-up and showing signs of cracks. This process will stop further wear and tear and extends the life and condition of the road up to 4 years. The contractor applied an oil based emulsion which penetrates the asphalt within 30-40 minutes, and then applied a layer of washed concrete sand on top of the emulsion and then swept up the very next day with a street sweeper. The above mentioned streets are owned by VWOA.

The summer heat and drought took a real toll on our grass, trees and landscaping this year, but with the cooler temperatures and rain, the landscaping looks revived.

The community communication has been updated. The Newsletter has a new mode of delivery. The majority of the residents and homeowners will receive the Newsletter via email. However, some of our residents and homeowners will continue to receive it through postal mail. One of the reasons for the switch is our community wanted to participate in the **Going Green Philosophy** and to provide information to homeowners and residents in a timely manner. The website received a face lift. The layout is much easier to follow. Constant Contact was also added. This is an email communication system which will allow VWOA Board of Directors and Management Staff to provide information to residents and homeowners in a timely manner.

Many of the above mentioned activities would not be possible without the help from our volunteers. The Board of Directors and Management Staff appreciate the time and effort given by our volunteers. Thank you.

The entire VWOA Staff hope you and your family had a wonderful Holiday.





From the Standards Department

By Ken Lemanski,
Superintendent of Standards

My primary duty as the Superintendent of Standards is to ensure the Covenants, Conditions and Restrictions (CCR's) are being followed by the residents of Westcreek, regardless if they are a homeowner or a renter. The rules of the CCR's apply to everyone who chooses to live here in the Villages of Westcreek. This enforcement action is done with the use of Courtesy Notices issued by the Standards Monitors who work for you, the Association membership.

The majority of our issued Courtesy Notices are for things like trash cans being left out on a non-garbage day, grass and weeds; and basketball goals. If everyone would help with these particular areas, the monitors could concentrate on more pressing matters such as inoperable vehicles, broken fences and houses that need repair.

Did you know most homeowner associations do not issue Courtesy Notices? The first and only written notice is from their lawyer with a stop and desist order.

Different violations are granted different time frames, trash cans are given one day, where as grass mowing is given seven days and painting or the repairs of a house are given thirty days. So, you as a neighbor may see a violation and feel it has not been acted on by the monitor, but in fact, the homeowner with the violation may

still be within the proper time frame to make the necessary corrections. Most people respond with the first notice and some may need a second notice and they are given the same time frame again.

After three Courtesy Notices are given, I will send out a Pre-TPC Letter (Texas Property Code). The violator is then given usually another ten days to rectify the problem. If this does not work, then I will send a TPC Letter and inform the resident if no corrections are made then the matter will be turned over to the Board of Directors, who then can recommend the matter be sent to our attorney for legal action. With this letter, they are given another five days to make the corrections. This may seem like a long time if you are looking across the street at a yard that needs mowing, but this is the due process we have to follow in order to protect every one's rights as property owners.

Some properties are currently in foreclosure by the bank and these are the ones that are hard to track down and find someone to get the grass cut and the house taken care of.

In other Standards Information, The Architectural Review Committee (ARC) has been busy this past year updating and changing the current standards. These should be published and distributed by the beginning of 2010.

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take care of our
neighborhood.
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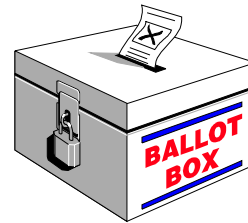
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An Election to Fill the Board of Directors Positions



By Rick Severs, President
HOA Board of Directors

The annual meeting of the Villages of Westcreek Homeowners Association is scheduled for

April 2010. Three two-year positions are up for election and a one-year position to finish the term of a Board member who resigned. This is an opportunity to get involved and chart the course of the community as it continues to grow. With over 3,200 homes as of this writing, the Villages of Westcreek is a large community. Board seats are volunteer positions, and the work is similar to that found in any non-profit organization. Board members should be actively involved and strongly committed to serving the Villages of Westcreek. Any Villages of Westcreek member in good standing is eligible to run for and serve, if elected, on the board.

Generally, the Board of Directors meets once per month-usually the 3rd Thursday-but special meetings can, and have been, held in the past. Briefly, and in very broad scope, the Board of Directors, as outlined in the By-Laws, "...shall have the powers and duties set forth in the Declaration as well as those necessary for the administration of the affairs of the Association and for the operation and maintenance of the Common Areas and the Property in keeping with the character and quality of the area in which it is located." The Board typically addresses the following issues:

- Management concerns
- Resident issues
- Community improvement
- Common property maintenance
- Financial standing of the association
- Community activities.

Being a director carries a very heavy responsibility to ensure that current and future operations are conducted within proper restraints. While serving on the Board involves serious responsibilities, teamwork and knowledge are also important. Some of the other attributes desired include:

- The ability, willingness and desire to accept the responsibility of working for the greater good of the Westcreek community;
- Be available for the monthly meetings;
- Have the energy to embrace the issues;
- Make the time to receive community oriented education and;
- The desire to be actively engaged and committed to the Villages of Westcreek.

To ask questions, call the VWOA Office at 679-8761. You may request information from the Nominating Committee in writing by sending a note to the VWOA manager's office. Please submit the name of the person being nominated, yourself or someone else whom you believe would be a good director, and a half page biography, with their qualifications and emphasis on why they wish to serve on the Board of Directors to:

VWOA
Attn: Nominating Committee Chair
12395 Military Drive West
San Antonio, TX 78253

Information submitted should reach the above address no later than February 15, 2010 for processing and inclusion on the proxy mail out letter and ballot. As always, last minute nominations will be taken from the floor at the Annual Meeting. Please remember proxies must be turned in to the office no later than seven (7) days prior to the Annual Meeting date. Each nominee will be given a chance to express why he or she desires to be elected to the Board of Directors at the Annual Meeting.

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Crime Prevention Starts With You

By Ken Lemanski,
Superintendent of Standards

If you have looked at our website recently you may have noticed the new Public Safety Page. These are the incidents as they have been reported to the Association offices. If you are a victim of crime please make sure you notify the Bexar County Sheriff's Office as soon as possible. If it is a crime in progress or an emergency, dial 9-1-1. This information is being provided to the residents of Westcreek, so you know what is going on around our community.

We are not immune to crime; you will find it anywhere you live. What we have to do is become proactive, be aware of our surroundings and get to know our neighbors. You can contact the Bexar County Sheriff's Office and ask for a deputy to come out and conduct a crime prevention survey of your property. The Crime Prevention Office can be contacted at (210) 226-0303, ext 220 or 239 and ask for your free crime prevention survey. You may also be eligible for a discount on your homeowners insurance, according to the Sheriff's Office web site.

As our area continues to grow, so will the crime problem. This is something the Association can't solve for you and neither can law enforcement. What we can do as a community is to make it known that the criminal element is not welcomed in Westcreek. This can be done with our Cellular on Patrol (COP) program, Neighborhood Watch, use of porch lights at night, securing your property and the use of alarm systems. The most effective crime fighting tool is the active citizen who dials 335-6000 and asks for a deputy to come out and check on something they feel is suspicious. As a community WE ALL can help fight crime in Westcreek.

Ken Lemanski is a former police officer in South Carolina and has worked in the area of public safety for over thirty years.



Community Rummage Sale

Our fall community rummage sale was another successful event! There were over 75 vendors selling thousands of items. The sites were set up around the walking trail, making a nice pathway for attendees to walk and shop. There were a few parking issues, but with more volunteers, this can be alleviated at future sales.



Have You Noticed?

Have you noticed the recent sidewalk repairs, the new paint to the Postal Cluster Boxes and the lights at the Village Monuments? The VOWA Standards Department and Maintenance Department have been busy getting these things installed or repaired.

Bexar County Public Works has been busy repairing sidewalks that were in need of repair because they have become a tripping hazard or they have begun to crack and crumble. Public Works has also been installing sidewalks where none were ever installed. These are along Military Drive West near the Sports Parks, The CPS Storage Yard, Saxonhill and Kingsbridge.

The US Post Office has been busy painting the Mail Box Clusters in our Villages. All of the ones in the Village of Willowbrook have been painted and more will be submitted by the Standards Department. The Post Office has asked that no one place any tape on these, because it strips the paint away from the metal finish.

Our Maintenance Department has been busy taking care of our nineteen (19) Village Monuments and nine (9) entrances to the Villages of Westcreek. The landscaping has been getting taken care of and the lights are being repaired. Some of the repairs are necessary because of theft and vandalism.










VWOA Events Calendar

January 2010

					1 Office 	2
3	4 9am Muscle Toning Demo Class 	5	6 9am Muscle Toning Demo Class 	7	8 9am Muscle Toning Classes Begin 	9 Office open for Assessments 
10	11 Soccer Registration Begins  9am Muscle Toning	12	13 9am Muscle Toning 12 Week Born to Run Registration Opens	14 9:30am Senior Fun Day	15 9am Muscle Toning	16
17	18 Office  	19	20 9am Muscle Toning	21 6:00pm BOD Meeting 	22 9am Muscle Toning	23
24	25 9am Muscle Toning 10:15-12:00 & 4:30-8:00 - Dance Demos	26 9:30am Born to Run Demo Class 9:30am Senior Fun Day	27 9am Muscle Toning 12 Week Born to Run Registration Closes	28 Valentine Craft Registration Open 	29 9am Muscle Toning Soccer Registration Closes 	30 10:15-12:00 & 4:30-8:00 - Dance Demos
31						

VWOA Events Calendar

February 2010

	1 Registration & Demo Muscle Toning Class 	2 9:30am Born to Run Begins	3 9am Muscle Toning	4 9:30am Born to Run	5 9am Muscle Toning	6 9am Soccer Be- gins @ Sports Park 
7	8 9am Muscle Toning	9 9:30am Born to Run	10 9am Muscle Toning Valentine Craft Registration Closed 	11 9:30am Born to Run 9:30am Senior Fun Day	12 9am Muscle Toning 6:00-8:30pm Valentine Craft Night 	13 9am Soccer @ Sports Park
14 	15 Office  No Muscle Ton- ing Class 	16 9:30am Born to Run	17 9am Muscle Toning	18 9:30am Born to Run 6:00pm BOD Meeting 	19 9am Muscle Toning	20 9am Soccer @ Sports Park
21	22 9am Muscle Toning	23 9:30am Born to Run 9:30am Senior Fun Day	24 9am Muscle Toning	25 9:30am Born to Run	26 9am Muscle Toning	27 9am Soccer @ Sports Park
28						

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

Board Of Directors Meeting Minutes

November 2009

Attendees

Board Members: Rick Severs, presiding; Cornel Hoskins, Liliane Castillo.

Michael Wagon was attending a Bond presentation for Northside, this was an excused absence.

Staff: Elizabeth Jensen, CM; Oswald Willis, ACM; Kenneth Lemanski, Superintendent of Standards;

Mr. Severs called the meeting to order at 6:04 p.m. notified the homeowners that meeting was being recorded.

Residents: David Daniels, Cyndi Lemanski, Dr. Tricia Hall, Buck Beverley, Duane Bailey, Lanell Forshey. G.A. Besecker, G.A. Miller, Bill Fenstermacher, Guy E. Oliver, Kevin Drummonds, Cher Squillante, John Woodward.

Residents'/Guests' Forum: The residents spoke to the Board on the following issues: One homeowners asked questions on the Sports Park Security and a slide card system. The \$8,000 that was not spent on the Oktoberfest and can it be spent on some of the security ideas. Also, can the Board consider doing away with Oktoberfest all together, since it is historically known as a celebration for drinking beer and can the community be liable? Another homeowner asked on the minutes of the last Ad Hoc Fence Committee. Also the resident asked why the vacant seat on the board hasn't been filled. Also said the Administration Resolution is still incorrect where it states VWOA does not own any fences when the association does according to Bexar county. He wanted to know how the error occurred on the date of the original fence project that was sent out on the fence project. One of the dates was not entered on the fence project letter and was signed by Board members. Another homeowner spoke on the budget increases and reductions that were made.

The Regular Meeting minutes for October 19, 2009 were read and **approved 3/0** as Mr. Wagon was not present at the meeting.

Community Reports

Recreation Department: Mrs. Harston, Superintendent of Parks and Recreation, provided her report in the Board packet, she reviewed the upcoming events. Spoke on the Soccer programs with new registration date for the new season. Mrs. Harston then answered questions from the Board.

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided his reports in the Board packet, which included graphs on property improvements and

follow-up inspections. Mr. Lemanski mentioned letters that were going to be resent to homeowners that have not complied with the fence project requests. Bexar County Public Works will be looking at repairing sidewalks in the community. Ten Hogs have been trapped so far since the Hog Trappers set the traps; still having problems with people walking up and disturbing the traps. COP, the crime stats are now on the website. Trash Day was a success, had to shut down early due to two 30 yd dumpsters were filled within 90 minutes. Mr. Lemanski also answered questions from the Board.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance, provided his report in the Board Packet. He was unable to attend the Board meeting so Mrs. Jensen, Community Manager, briefed the Board on the progress of the fence project; reviewed the maintenance report answered questions from the Board.

Treasurers and Finance Committee's Report: The Community Manager briefed the Board on the financials. The Board unanimously **accepted (3-0)** the report for filing and audit. Mr. Wagon was not present at the meeting.

Management Report: The Community Manager briefed the board on the Community Managers report that was included in the Board packet. Briefed the board on the property located on 12526 Point Summit is in foreclosure by the mortgage company. Introduced new hire DeAdra Harston Superintendent of Parks and Recreation, and notified the board the full-time maintenance position had been filled by Rudy Aleman. Community Manager answered the Board's questions. Management report was **accepted 3/0**.

Unfinished Business

Clock Tower Landscaping: Mrs. Castillo, briefed the Board on the minutes for the Landscape Committee that met November 18, 2009. Mrs. Castillo is to get with maintenance on the water and lightening issues with the monuments.

Office Video Surveillance: Narrowed it down to two bids and that will be discussed in the executive session.

Increased Security Concepts: Board looked at several options, 3 bids were reviewed and came in between \$37,000 – \$39,000. That money is not in the budget and assessments would have to be increase by \$11.00 annually. The Board decided against raising assessments again due to the opposition that was made with the \$4.00 increase.

(Continued on page 11)

BOD Minutes Nov 2009 ***(Continued from page 10)***

Board Responses to Homeowners Questions:

Mr. Severs commented that the Park Security is under investigation and the Board has not come to a resolution on it yet. This would entail changing our whole system and unsure of the time frame. The funds budgeted for the Oktoberfest fest is part of the operating fund. The Board will look at the HO request on canceling the Oktoberfest all together. Mr. Severs explained to HO the reasons why a surveillance camera is being looked at. Mr. Severs apologized to Mr. Bailey and the Association for his misinterpretation of filling the 5th seat on the board. Also explained the Board is in the process of correcting this action and that seat will be filled by the next Board of Directors meeting. What is the nominating process? Mr. Severs explained what the nominating committee function will be, the process they go through to collect bios and presented there recommendations to the Board. He was unable to give a time frame. If you have someone you would like to nominate right away you can bring it to Mrs. Jensen and she will forward it to the committee. Mr. Hoskins, mentioned in the past photos were taken of candidates and posted with their Bios in the newsletter. Another homeowner suggested having a meeting where homeowners can meet and speak with the candidates that are running for the Board. Mr. Severs said it would be taken under consideration. Several homeowners expressed their concern with the Decembers closed meeting. One homeowner stated it was against the Texas law to have a closed meeting and the association was under the Sunshine Act. Mr. Severs explained the Open Meeting Law does not apply to certain Homeowner Associations.

New Business

Grievance/Advisory Committee: Still in discussion will consist of 3-5 members, knowledgeable in the CCR's, By-laws and Standards. The committee will present the issues to the staff, if not resolved issues can be submitted to the Board of Directors. Several homeowners voiced their opinion on the grievance committee. Mr. Severs explained the process of the grievance committee selections and a volunteer sign up sheet was passed around.

Nominating Committee: We had one individual appointed for the Nominating Committee, who was a previous Board Member but the individual resigned. We are drafting another committee.

The Next Meeting: The next Regular meeting will be held on Thursday, December 17, 2009 at 6:00 p.m. in the Conference room and the meeting will be a closed meeting, only for the Board and Staff.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the Jan/Feb newsletter will be December 1st 2010.

Adjournment: There being no further business before the Board, a motion for **adjournment** was made; all approved **3/0**, the meeting adjourned at 7:14 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

October 2009

Attendees

Board Members: Rick Severs, presiding; Cornel Hoskins, Liliane Castillo, and Michael Wagon.

Staff: Elizabeth Jensen, CM; Oswald Willis, ACM; Kenneth Lemanski, Superintendent of Standards; Freddie Gavia, Superintendent of Maintenance.

Mr. Severs called the meeting to order at 6:05 p.m.

Residents: Cyndi Lemanski, Suzanne Bridges, Jo & Bill Fenstermacher, Fred Rosin, John & Jean Woodward, Cheryl & Jan Drupiewski, Guy & Joyce Oliver, Elizabeth & Kent Pancake, Cher Squillante, Elaine & John Maurer, V. Wilburn, Duane Bailey, John Steele, Medrick Anthony, LaDeirdre McNutt, Otis Jones, Susan Edgeman, Jill Tamborello, Scott Bullington, Ramon Rios, Enrique Esparza, Frank Garcia, Joel Dorsey, A.J. Gonzalez, Judi Cannon, Greg Koonce, Roger Pfuntner, Richard Serrato, Lisa Bell, JoAnn Bolton, Diane De Jesus, Luis De, Jesus, Veronica Rodriguez, Michael & Wilhelmina Ramson, Mario Moreno, Hank Shannon, Spencer Berry, Scott Sherrill, Toni Miller, Calvin Taylor, Tony Daul, Eloise Forge, Mark Cornell, Ricardo Ramirez, Joe Trevino, Laurie Ramos, Shawn Coffin, William Harwell, Sam

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Tomlinson, Melanie Reed-Hall, Richard Munoz, Sandy McManus, Aaron Selinkoff, Jose Murillo, Irma Varela, Rick Ramirez

Residents'/Guests' Forum: The residents spoke to the Board on the following issues: Several homeowners voiced their concerns and how they were offended by a letter that was placed on a blog and accused a member of the Board of writing this letter. Another homeowner stated she had received flyers with wrong and untrue allegations against the Board and suggested to create an advisory committee or grievance committee. Another homeowner stated he was an attorney representing some homeowners; stated the current Board was not registered with the State of Texas therefore, had no legal authority to preside over the association or hold meetings. Several homeowners requested the resignation of Cornel Hoskins and Lil Castillo. Several homeowners spoke on the fence project, resolution 32 and why and how it had been changed? Several homeowners voiced their concern on homeowners having to pay for the full cost of repairs or replacement on fences. Another homeowner asked the Board to allow outside vendors to participate in Westcreek activities. Another homeowner spoke on foreclosures; asked why the association would foreclose on a military person that was deployed and what was the delinquent and foreclosure process. Some homeowner's voiced their opposition to the attorney being present at the Board meetings due to the costs. Several other residents voiced their concern on crime and graffiti in the association, spoke about lightening. Another homeowner shared history of Westcreek, he served on the Board in the past, he asked for volunteers from the association. Another homeowner spoke on yard sales, events in Sports Park not handicap accessible; recommended allowing yard sales in individual homes.

The Regular Meeting minutes for September 21, 2009 were not read; they had not been included in the Board of Directors packets. The minutes will be read at a special Board meeting.

Community Reports

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided his reports in the Board packet, which included graphs on property improvements and follow-up inspections; Ken, gave his recommendation to the Board on the two volunteers that came forward to volunteer their services on the ARC committee, John Parson and Douglas Prather. He reviewed his reports answered questions from the Board.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance, provided his report in the Board Packet. He

reviewed spoke briefly on the progress of the fence project; their progress has slowed down a little due to the paint sprayer going down and placed in the shop for repair. Reviewed his report answered questions from the Board.

Treasurers and Finance Committee's Report: The CM briefed the Board on the financials. The Board unanimously **accepted (3-0)** the report for filing and audit. Mr. Hoskins arrived late to the meeting.

Management Report: The CM briefed the board on the Community Managers report that was included in the Board packet. Re-visited Jay Hanna's request to sign over deed to VWOA for easement at Wynwood and Groosenbacher; A **motion to disapprove** this request was made; **approved 4/0**. CM answered the Board's questions. Management report was **accepted**.

Unfinished Business

Clock Tower Landscaping: Lil to chair the Landscaping Committee, 7 volunteers signed up; Lil to check on assessments for these volunteers and report back to the Board. Landscape Committee will review improvements for the Clock Tower, Monuments, and Community Center.

Office Video Surveillance: Three quotes were collected for video camera surveillance. To be reviewed in the executive session.

Increased Security Concepts: Three quotes include commissioned and non-commissioned officers, some security companies are armed, some unarmed, with a magnet on side of vehicle identifying vehicles. To be reviewed in executive session.

Board Responses to Homeowners Questions:

Mr. Severs asked Blair to address procedures in foreclosure of homes to address the concerns the homeowners had. Blair explained the procedures from beginning of the collection process up to the foreclosure point. He answered questions from the homeowners. Mr. Severs explained the VWOA's collection procedures prior to forwarding files to the attorney.

Mr. Severs responded to the accusation of a Board member writing into a blog; as untrue and to his knowledge no Board member wrote that blog.

Mr. Severs asked Mark Cornel to explain the process of the ad Hoc fence committee since he was the Chair of the committee. Mark explained its lack of volunteer involvement; only 6 or 7 homeowners were involved in this committee. He explained their process and how a draft resolution was presented to the Board and he was no longer on the Board when they voted on it. Homeowners asked questions on the

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resolution and the interpretations of the By-Laws. Ken explained the removal of trees by Bexar County; located at the bridge on Military Dr. at the clock tower. The trees were growing into the bridge and were causing damage to the bridge and also to prevent flood damage. They will be clearing out some trees by the bridge on Westcreek Oaks as well. Bexar County replaced the brackets on some of the bridges. The Association was not informed prior to the project taking place.

Speed Study: Bexar county traffic control performed the study. The conclusive data did not call for speed bumps. We can ask for another study but it may take a long time coming. Oswald gave the homeowners the name and phone number of Mary Teniente, who is in charge of the studies.

The 2008 Audit is available at the office for homeowners if they are interested. The Audited financials will be mailed out in November with the Assessment letters, coupons and a portion of the TPC 209.

Street Lights: This has been an on going issues. Two surveys have been conducted, last one was in 2005 a survey was mailed to all homeowners only 100 came back and 5 wanted street lights two wanted to pay for them. The cost of installation was substantial and to pay for electricity would have called for a special assessment to be voted on. It was approx. \$451,000.00 just for installation and only for selected corners in selected locations.

Replacement and Reserve Fund: The statement that there is only \$500.00, in the reserve fund is incorrect, we currently have \$48,438.00. Michael answered questions from the homeowners on the Capital Improvements and Capital Replacement funds. The \$500 mentioned is the bank interest projected.

Resignation Requests: A request for the resignation from Lil Castillo and Cornel Hoskins; Mr. Severs asked both Board members if they had any intention of resigning; they both responded "no". Mr. Severs explained the process of a petition with 50 % of homeowner's signature for a special meeting to be called. Mr. Steele again asked if Mr. Severs was going to ask for their resignation, he responded he was not going to ask for their resignation nor was he intending to resign. Mr. Severs also stated that he had no intention of calling a Special meeting of the homeowners at this time.

New Business

2010 Budget Review:

Michael Wagnon reviewed the proposed 2010 Budget; gave thanks to the Budget Committee Elaine Maurer and Kim Kolowitz for volunteering their time and efforts and the CM, Elizabeth Jensen for answering their questions and providing the committee with the necessary information. He answered homeowner's questions.

A motion was made for the Board to **accept the 2010 proposed Budget** from the Budget committee **Approved 4/0.**

The treasurer motioned to delegate the preparation duties of the 2011 Budget be assigned to the CM, and Budget Committee will have oversight over the Budget, BOAC will meet monthly. He asked the Board for their consideration; **Approved 4/0.**

The Board will consider a grievance committee and/or an advisory committee.

Town Hall meeting some improvements can be improved on, but overall met Board's objectives. Discuss Town Hall meeting scheduling in January's meeting.

Rummage Sales are taking place once a quarter, yard sales have been a continuous suggestions but is actually prohibited in the Standards, The Standards would have to be changed or make a resolution, and at the next Board meeting discuss how to fund yard sales, proposed dates, monitors and length of time.

The By-laws have not been changed just a resolution was made.

Crime: A motion was made to place the crime report to be placed on the website. **Approved 4/0.**

Discussing of a link placed on the webpage for crime, Elizabeth to ask the webmaster and get back with the Board.

Communication: Behooves the Board and Staff to be open and forthright to be open and encourage all to be that way. We are attempting this through the website but this does not include all residents.

Rummage Sale Vendors: Charitable organizations to sell water, soda and commercial prepared products. **A motion was made and approved 4/0.**

ARC committee volunteers: Both volunteers have been provided with CCR's, By-Laws and Standards; contingent on successful background checks and assessments update and not in violation of any standards issues. Ken to get back with Mr. Severs on outcome. **A motion was made and approved 4/0.**

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CM asked the Board on a Vendor that would like to offer dance classes in the Community Center, she is a resident. Mr. Severs suggested tabling this request until further investigation.

The CM informed the Board that a non-resident would like to offer an exercise class to VWOA; Mr. Wagnon said we would have to bring her in as a contract laborer.

Christmas Bazaar: The CM asked if non-residents were be able to set up and sale items as we did last year? As long as residents of VWOA had first preference; the Monday before Thanksgiving would be the dead line for signing up before opening up to non-residents.

Galm Elementary is requesting donations to help support their PTA, a motion was made to **deny this request, approved 4/0.**

The Next Meeting: The next Regular meeting will be held on Thursday, November 19, 2009 at 6:00 p.m. at the Community Center. Sandy McManus will be notified to make other arrangements for her Karate class on that day.

ACTION Items – Communication Items for Newsletter/ WC Alert: The deadline for articles for the Jan/Feb newsletter will be December 1st 2010.

A Special Board Meeting for Executive Session was scheduled for Thursday October 22, 2009 at 5:00 pm in the conference room at the Community Center.

Strategic Planning meeting is scheduled for Saturday October 24, 2009 at 10:00 am in the conference room at the Community Center.

Adjournment: There being no further business before the Board, the meeting adjourned at 1:25 a.m.

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

September, 2009

Attendees

Board Members: Rick Severs, presiding; Cornel Hoskins, Liliane Castillo, and Michael Wagnon.

Staff: Elizabeth Jensen, CM; Oswald Willis, ACM; Kenneth Lemanski, Superintendent of Standards; Freddie Gavia, Superintendent of Maintenance.

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

Residents: Guy & Joyce Oliver, Bill & Kim Cotter, Yolanda Richards, Duane Bailey, Ruth Shephard, Jan & Cheryl Drupiewski, Carol Flores, S. Fisher, Paul Collins, Bill Fenstermacher, Salvatore Schifano, Susan Huffman, Cher Squillante, Chuck Ham, J.D. Knops, Pam Spradley, Jason Cornelison, G.A. Besecker, Janet Creel, Empe Maldonado, Tracy Neal-Walden, Scott Sherrill, James Holmes, Jean Woodward, Eloise Forge, Pat Mullen, Al Harris

Residents'/Guests' Forum: The residents spoke to the Board on the following issues: Several homeowners voiced their concerns on the budget and financials, stated they were not informed on Board decisions and that annual audits take too long. Six homeowners voiced their opposition to the fence project and how the Association marked the fences that needed repair, stated it was graffiti. Three homeowners voiced their issues on 2-VWOA owned properties, and if the Association paid for these properties. Two homeowners and the complainant disagreed with the outcome of the Boards Investigation regarding Mrs. Woodward's complaint. Another homeowner voiced her opposition to the grandfathering in of the 4 Karate students that live outside of Westcreek. Another homeowner asked if the associations attorney could write up delinquent assessment procedures for homeowners to better understand, also was opposed to the Board paying for Security Officers to be present at meetings. Several homeowners voiced their concerns with the crime occurring in the community, would like to know if the Board is looking into security? Another homeowner spoke to homeowners and asked them to step up and volunteer on committees and help each other instead of placing blame. Another homeowner read her e-mail to Mr. Severs on communication and his response.

Minutes: The Regular Meeting minutes for August 20, 2009 were read and **approved** 3-0 as Mr. Hoskins arrived late.

Community Reports

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided his reports in the Board packet (Continued on page 15)

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which included graphs on property improvements and follow-up inspections; reviewed his reports answered questions from the Board. Spoke on Health & Safety Day scheduled for October 17, 2009 and Trash Pick Day scheduled for November 7, 2009, COP in need of volunteers.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance, provided his report in the Board Packet. He reviewed spoke briefly on the progress of the fence project; spoke on sidewalks on Military Drive and Saxon hill, answered questions from the Board.

Treasurers and Finance Committee's Report: The CM briefed the Board on the financials. The Board unanimously **accepted** (4-0) the report for filing and audit.

Management Report: The CM briefed the board on the Community Managers report that was included in the Board packet. Notified the Board that the Management Certificate had been completed and filed; A motion to cancel the service with Waste Management in November was made and approved 4-0. CM answered the Board's questions. Management report was **accepted**.

Unfinished Business

Clock Tower Landscaping: To be presented at the Town Hall meeting September 28, 2009.

Website production and delivery of newsletter: Discussed the website, to be updated weekly; criminal stats to be placed on website. Mr. Severs explained newsletter delivery and reasons as to why the Association is changing newsletter distribution. Cost of returned newsletters. October Newsletter will be the last color print newsletter that will be issued. Next year the Newsletter will be printed in black/white for those homeowners that would like a hard copy.

Trash Day: To be scheduled twice a year, household items. A motion was made, approved 4-0.

Town Hall Meeting Agenda: Mr. Severs reviewed tentative agenda. An invitation letter was sent to Nelson Wolff and Sheriff Ortiz.

Mr. Hoskins spoke on the process of assessment collections and the Texas Property Code process to homeowners. Mr. Severs spoke on the fence project and Resolution 32 and the letter that was sent to homeowners with the incorrect date. Mr. Severs gave the result of the investigation to Mrs. Woodward's allegation.

New Business

Donated Land in Wynwood: Board discussed and voted against accepting property 4-0.

Office Video Surveillance: Discussed Security Cameras to be placed in front office, Board requested to obtain quotes.

Increased Security Concepts: Discussed Security Monitoring within the community due to crime; Board requested to obtain quotes.

The Board motioned to move the regular Board meeting from Thursday October 15, 2009 to October 19, 2009 due to the need to hold the meeting in the Community Center to accommodate the homeowners that may attend the meeting. Karate classes are held in the Community Center on Thursday evenings; Approved 4-0.

The Next Meeting: The next Regular meeting will be held on Monday, October 19, 2009 at 6:00 p.m. at the Community Center.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the Jan/Feb newsletter will be December 1st 2010.

Adjournment: There being no further business before the Board, the meeting adjourned at 10:23 p.m.

Approved by:

Liliane Castillo, Secretary

Attested by:

Rick Severs, President

Posted in the VWOA Book of Minutes by:

Elizabeth V. Jensen

Acting Community Manager, CMCA®, AMS®

VWOA



Board Of Directors Meeting Minutes

August, 2009

Attendees

Board Members: Rick Severs, presiding; Liliane Castillo, Cornel Hoskins, and Michael Wagon.

Staff : Elizabeth Jensen, CM; Oswald Willis, ACM; Ken Lemanski, Superintendent of Standards; Freddie Gavia, Superintendent of Maintenance, Jeremy Fewell, Superintendent of Parks and Recreation

Mr. Severs called the meeting to order at 6:09 p.m. He welcomed the numerous residents attending and introduced the Board and staff.

Residents: Yolanda Fenstermacher, Dennis Johnston, John & Jean Woodward, Duane Bailey, Jan & Cheryl Drupiewski, Sharon Poe, Cher Squillante, John Steele, G.A. Besecker, Lanell Forshey, Doug Prather, Juanita Hernandez, Susan L. Edgeman, Yolanda Richards, Guy E. Oliver, Mavis Tuncap, Marjorie Vernon. There were others in attendance who did not sign in.

Residents'/Guests' Forum: The residents spoke to the Board on the following: Who made the choice on stain color for the fence project? Who is painting fences for vacant homes? Board meeting is not posted on website calendar. Mr. Severs explained the Board and ARC made the decision on the color of stain. The homeowner's of the vacant properties are responsible for their fences. Oswald is working with George our Webmaster to continue updating the website. Another resident asked if Elizabeth's probationary period was up and if Mrs. Woodward's complaint was going to be addressed? Mr. Severs responded yes, her probation period has expired and the complaint would be addressed in the executive session since it was a personnel issue. Another resident expressed his disagreement with homeowners having to pay the full expense for repairs/replacements of fences; he stated it was the Associations responsibility to maintain the fences. Other homeowners agreed, they claimed in the past the Association stated it would maintain the fences and it was in the By-Laws. They expressed their disapproval on the marking of the fences to identify boards that need replacement, stated it was graffiti. Mr. Severs explained Resolution 17 and the markings on the fences. Several residents were very upset with plans to build a Gazebo behind the Community Center, they asked who made the decision to build the Gazebo and incur that cost instead of putting that money into maintain the monuments and islands on the main streets. Mr. Severs and Mrs. Castillo explained it was the into maintain the monuments

and islands on the main streets. Mr. Severs and Mrs. Castillo explained it was the Board's decision to improve the esthetic beauty of the Community Center but a Gazebo had not been approved yet but was in the planning stage as an additional form of revenue for rental. Mrs. Castillo explained the type of drought resistant trees that were planted and reasons and ideas for building a Gazebo. There was some discussion on different types of fencing and the expense. The Board President addressed that issue as well citing the costs for a new wooden fence as an example and stating research indicated a far greater cost with a fence of other materials. Another concern is that homeowners felt there was not good communication from the Board to the Homeowners. They expressed a desire to have the website updated regularly. One resident asked if the newsletter is going to be placed on the website verses mailing or delivering them to homeowners. Another asked if Board minutes could be placed on the website even if they were not approved by the Board yet and if the financials could be also placed on the website? Mr. Severs explained that there might be some legal aspects of publishing unapproved Board minutes and financial data. He instructed Mrs. Jensen to check with the Association's lawyer for clarification. A concern form was mentioned to be placed on the website for homeowners to fill out or e-mail to the Board or Staff was discussed. Mrs. Jensen explained there are currently e-mail addresses listed on the website that go directly to the Board or Management and explained where they are located. Mr. Severs explained the Board has a monthly agenda and they need to adhere to it but would address issues brought before it through these means. Another homeowner voiced her issue with a Standard Monitor giving her a courtesy notice and stated other homeowners do not receive notices, she felt it was unfair and she was being picked on. Mr. Lemanski, Mr. Willis and Mr. Hoskins explained the responsibilities and the challenges of the Standards Monitors. Another homeowner voiced her concern on safety in her neighborhood; it was dark and asked about possible cameras. Mr. Severs reminded the residents of the three different surveys and cost projections of the proposed street light project. The limited response was a resounding opposition to having and paying for street lights. Mr. Oswald Willis and Mr. Ken Lemanski explained the COP program and asked for volunteers. Another homeowner questioned financials; Mr. Severs explained she can request

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for a copy of the financials and it can be picked up at the front office. Mr. Wagnon also elaborated on the budget and the process to date. Several homeowners requested that the Board revisit the request for grandfathering in the four (4) Karate students that live outside of Westcreek. Another homeowner asked about the number of foreclosures in the community; Mr. Severs explained as of June 2009 there were 13 foreclosures. Also discussed was the number of homes that VWOA possesses and the costs incurred. Mr. Severs addressed the issue and provided answers as best he could. Another homeowner voiced his concern with the VWOA and Senior Citizens Agreement concerning the use of the Sports Park Facility; he felt the verbiage on holding the group responsible for cleaning the restroom and BBQ grill after use was too strong and should state "To be left in the same condition as when received" and that guest can accompany members. Mr. Severs asked Mrs. Jensen to re-draft the agreement.

Minutes: The Regular Meeting minutes for July 16, 2009 were read and **approved with corrections 4-0**.

Community Reports

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided graphs on property improvements and follow-up inspections in the Board Packet and answered questions from the Board. Ken reviewed the Rummage Sale after Action Report. The Rummage Sale was a successful event.

Maintenance Department: Mr. Gavia, Superintendent of Maintenance updated the board on maintenance projects; he spoke on the fence project progress.

Recreation Department: Mr. Willis, Assistant Community Manager updated the Board on the swim activities and the lifeguard situation; 13 lifeguards will be returning to school at the end of August and discussion on closing one pool after labor day weekend. The Board discussed and a motion was made to close the Community Center pool after Labor Day weekend and monitor the usage of the SP pool which will remain open on the weekends in September. If the usage is high then the Community Center pool may be reopened however there are some maintenance issues with the Community Center pool decking that needs addressing. A motion was made **4/0 approved**. Jeremy Fewell presented the Board with a Program Guide for VWOA Recreation Department and spoke on his plans for the department.

Treasurers and Finance Committee's Report: Elizabeth Jensen the CM briefed the Board on the financials. She answered the Boards questions on individual line items; The Board unanimously **accepted (4-0)** the report for filing and audit.

Management Report: The CM updated the board on the completion of the streets in Greenboro, the project started on Tuesday July 28th and completed on Wednesday July 29th. She also informed the Board that Phase I of the Community Center Landscaping project was completed. Mrs. Jensen reviewed the three quotes from phone companies, for cell phones for Management Staff, they have been using their personal phones to receive and address VWOA issues. After some discussion and explanation the Management Report was **accepted 4-0 with corrections**.

Unfinished Business

Greenboro homes: Letters were sent out to Greenboro Homeowners inviting them to meeting with the Board and Management to review plats. Mr. Leonard responded to VWOA request; The Board **approved 4-0** to have VWOA attorney Mr. Newton to write up the document covering all 30 lots.

Streets in the Gardens: Completed

Phase I & 2 of CC Landscaping, Design of Gazebo: Phase I completed. After some discussion a motion was made to place Phase 2 on hold at this time and instead focus will be placed on the Clock Tower. Board **approved the motion 4-0**.

The Board took up the issue of the 4 karate students mentioned in the Residents issues. After new information was revealed and after some discussion, a motion was made to allow the students back in, however if they missed a month's fees then they would not be allowed to continue. The motion carried **3-Approved and 1-Opposed, Mr. Hoskins opposed**.

New Business

Website: Board reviewed the quote from Paula & George Roberts to create and maintain the newsletter on the website, e-mails accounts for mass mail-outs and surveys as well as maintain VWOA website. **Board approved 4-0 to accept option 5**.

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Pool Activities: Board discussed adult lap swim, motioned not to offer Adult Lap Swim this year. **Board approved 4-0.**

Town Hall Meeting: Board discussed date change of Town Hall Meeting to September 28, 2009. **Board Approved 4-0.** Two Speakers will be invited followed by a power point presentation of VWOA's accomplishments.

Trash Pick-Up Day: Board discussed requesting bids from Trash Vendors for a designated day for bulk pick up. Ken was assigned to gather some quotes. Trash day scheduled for November 7th.

The Next Meeting: The next Regular meeting will be held on Thursday, September 17, 2009 at 6:00 p.m. at the Community Center Conference Room.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the Oct/Nov/Dec. newsletter will be September 10th.

Adjournment: There being no further business before the Board, the meeting adjourned at 11:46 p.m.

Approved by:
Liliane Castillo, Secretary

Attested by:
Rick Severs, President

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



Gardening Chores For Late Winter And Early Spring

By Liliane Castillo
Bexar County Master Gardener

This is the busiest time for homeowners to do their landscaping chores. Compared to other states, late winter is a very important time for planting, pruning, aerating lawns and topdressing.

Now is the time to plant trees and shrubs, right up to mid-March. The plants have time to establish a root system well before the temperatures begin to soar. With the leaves off the deciduous trees, it is easier to identify dead and crossing branches. Prune your Oaks from January to the first of February, as well as other ornamentals. When the temperatures are expected to be above freezing for at least 48 hours, apply a dormant oil spray to euonymus, hollies, oaks, pines, pecans, and fruit trees which are prone to scale.

The lawns have really suffered over the last couple of years and this is the time to prepare and repair. Aerate with the plug-cutter type and then top dress with a half-inch of compost. Don't fertilize or use weed-and-feed products. If there is weed growth, mow every 3-4 weeks. Gradually build up low spots in the lawn with ½-1 inch of compost or top-dressing. Be sure the leaves of the grass stick through the compost so as not to smother the grass. Service the lawn mower by sharpening the blade, change the spark plug, change the oil, and drain old gasoline.

With the temperatures still moderately cool, this would be the ideal time to re-evaluate the landscape. Reduce lawn spaces and replace with mulched beds, pavers, landscaping stone or other permeable hardscapes. Maintaining a large lush lawn is unrealistic and costly. Alleviate the Saturday yard routine by simplifying your landscape and spending more time doing what you enjoy.



Registration and Weight Lifting—Band Demo Class Monday, January 4, 2010 & Wednesday, January 6, 2010



Bring your own weights and bands. Get ready to lose those inches.
One pound of fat weighs the same as one pound of muscle.
We want the tight muscle!
See you there!!

**9:00 am VWOA Community Center
(210) 679-8248
DeAdra Harston for Questions**

New Communications!



As we welcome in 2010, we also bring a change in communications to the Villages of Westcreek! Staying in touch with our residents is important to us. We have begun a new form of email communication and are collecting email addresses of those that want to be in-the-know. On our website www.VillagesOfWestcreek.com, you can sign up for the newsletter, and you will also receive items of interest, general community information, and events. Other items will include Board of Directors

Meeting Minutes, Lost and Found Items, and the Westcreek Times newsletter. Our newsletter format has changed in look, layout, and distribution. By having it online, it saves costs and is much more environmentally friendly. If you prefer a paper copy, one can be obtained in the front office or mailed to you at your request, or you can download it from the website www.VillagesOfWestcreek.com. Speaking of the website, we have spent the past year redesigning, refocusing, and streamlining the VWOA site to be user-friendly, up to date, and full of information for you!

We hope you will find these new forms of communication helpful in keeping you informed of the happenings within the Villages of Westcreek.



Cooking at Home

Green Pizza From www.EatingWell.com: September/October 2009

Why not use cooler-weather vegetables like broccoli and arugula as an unconventional pizza topping? The arugula adds a slightly bitter, peppery taste—for a milder flavor, use spinach instead. Serve with wedges of fresh tomato tossed with vinegar, olive oil, basil and freshly ground pepper.

6 servings | Active Time: 20 minutes | **Total Time:** 30 minutes

Nutrition Profile

Diabetes appropriate | Low calorie | Low cholesterol | Healthy weight | High calcium |

Ingredients

- 1 pound prepared pizza dough, preferably whole-wheat
- 2 cups chopped broccoli florets
- 1/4 cup water
- 5 ounces arugula, any tough stems removed, chopped (about 6 cups)
- Pinch of salt
- Freshly ground pepper to taste
- 1/2 cup prepared pesto
- 1 cup shredded part-skim mozzarella cheese

Preparation

1. Position oven rack in the lowest position; preheat to 450°F. Coat a large baking sheet with cooking spray.
2. Roll out dough on a lightly floured surface to about the size of the baking sheet. Transfer to the baking sheet. Bake until puffed and lightly crisped on the bottom, 8 to 10 minutes.
3. Meanwhile, cook broccoli and water in a large skillet over medium heat, covered, until the broccoli is crisp-tender, about 3 minutes. Stir in arugula and cook, stirring, until wilted, 1 to 2 minutes more. Season with salt and pepper.
4. Spread pesto evenly over the crust, top with the broccoli mixture and sprinkle with cheese. Bake until crispy and golden and the cheese is melted, 8 to 10 minutes.

Nutrition

Per serving: 323 calories; 13 g fat (4 g sat, 7 g mono); 19 mg cholesterol; 33 g carbohydrates; 15 g protein; 3 g fiber; 511 mg sodium; 241 mg potassium.

Nutrition Bonus: Vitamin C (45% daily value), Calcium (34% dv), Vitamin A (31% dv).

2 Carbohydrate Serving

Exchanges: 2 starch, 1 vegetable, 1 medium fat meat, 1 1/2 fat



Classified Ads

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

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\$71.00 DUE 1/1/2010

Address: _____

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

ADVERTISING 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).



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